BEG NE COR, RUN W 551.87 FT, S 2
N R/W US-27, RUN SE ALONG R/W 30
N 1164.19 FT, W 1258.92 FT, SW 4

FLORIDA POWER CORP
PO BOX 37996, PROPERTY TAX DEPARTMENT
CHARLOTTE, NC 28237

2027

23-6S-15-00507-003

BUILDING CHARACTERISTICS

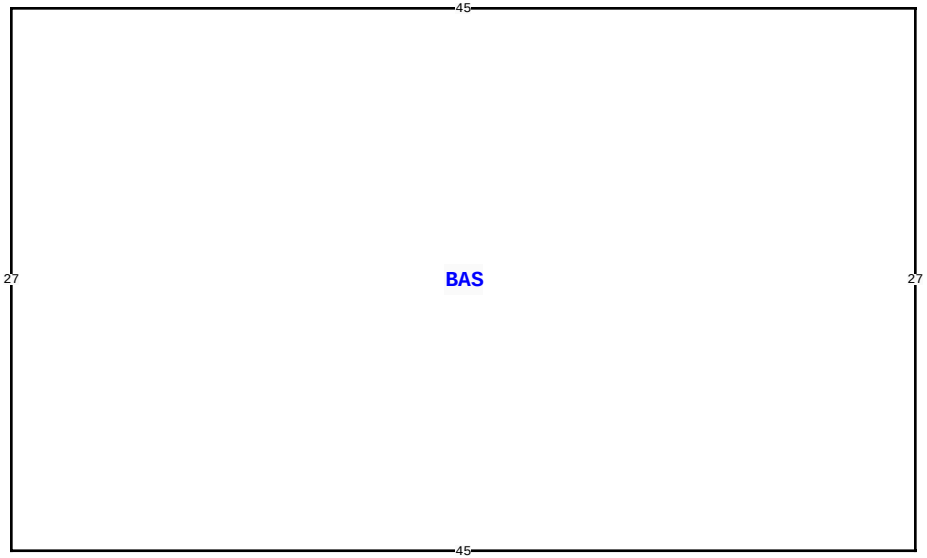
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	26,615
TOTALS	1,215			1,215	26,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	04	1,215	76.8600	43.81	53,229	1950	1970	0	0	0	50.00	50.00

1 EXCEP STOR 0% - 0 Heated Area: 1215 HX Base Yr



12343 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	0	0	3	100	20,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	13,500	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,582
TOTAL MARKET OB/XF VALUE	33,500
TOTAL LAND VALUE - MARKET	233,100
TOTAL MARKET VALUE	327,182
SOH/AGL Deduction	25,247
ASSESSED VALUE	301,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,935
TOTAL JUST VALUE	327,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056067	Generator		07/13/2026
000051153	Communications To	30,000	02/13/2025
000045286	Communications To	25,000	06/24/2024
000047620	Communications To	1,600,000	07/07/2023
12251	STORAGE	125	03/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S27 E45 N27$.

LAND DESCRIPTION

TOTAL OB/XF 33,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9100	C	UTILITY	0		00	0.00	0.00	37.85	AC		1.00	1.00	1.00	6,000.00	6,000.00	227,100							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 05/06/2020 BY BC Total Acres: 38.85 Total Land Value: 233,100 Market: 0 Agricultural: 0 Common: 233,100 PRINTED 11/16/2026 BY SYS

BEG NE COR, RUN W 551.87 FT, S 2
N R/W US-27, RUN SE ALONG R/W 30
N 1164.19 FT, W 1258.92 FT, SW 4

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2027

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BUILDING CHARACTERISTICS

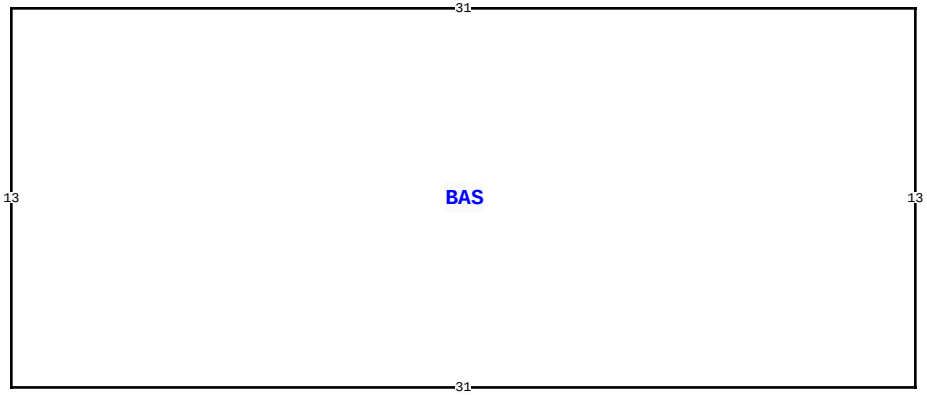
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	403	100		403	11,216
TOTALS	403			403	11,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	403	97.6500	55.66	22,431	1950	1970	0	0	0	50.00	50.00

2 EXCEP STOR 0% - 0 Heated Area: 403 HX Base Yr



12343 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,582
TOTAL MARKET OB/XF VALUE	33,500
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TOTAL MARKET VALUE	327,182
SOH/AGL Deduction	25,247
ASSESSED VALUE	301,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,935
TOTAL JUST VALUE	327,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S13 E31 N13$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/06/2020 BY BC Total Acres: 38.85 Total Land Value: 233,100 Market: 0 Agricultural: 0 Common: 233,100 PRINTED 11/16/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

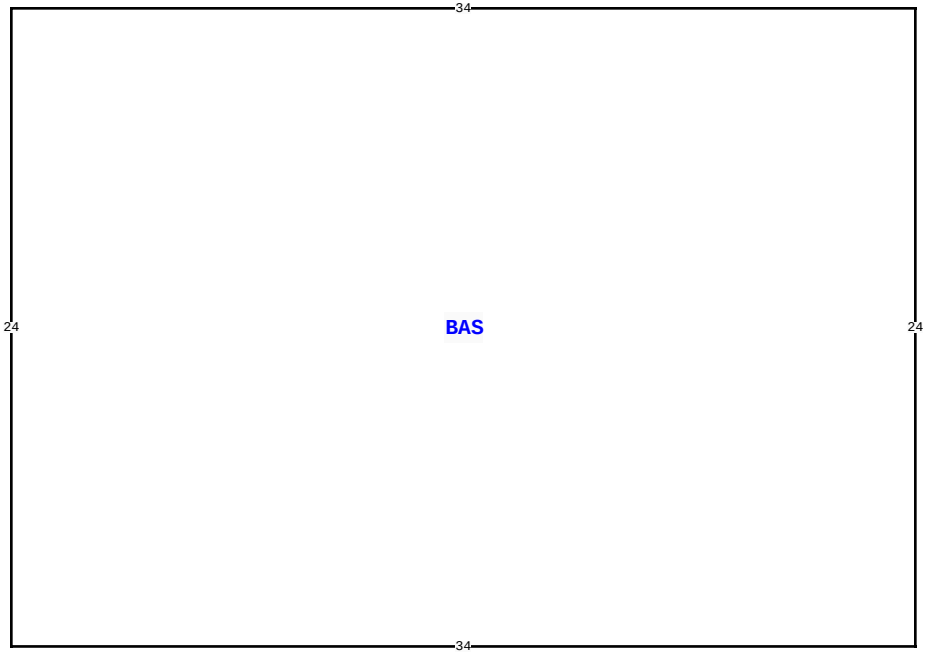
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	22,752
TOTALS	816			816	22,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	04	816	81.5220	46.47	37,920	1997	1997	0	0	0	40.00	60.00

3 EXCEP STOR 0% - 0 Heated Area: 816 HX Base Yr



12343 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

VALUATION SUMMARY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/06/2020 BY BC Total Acres: 38.85 Total Land Value: 233,100 Market: 0 Agricultural: 0 Common: 233,100 PRINTED 11/16/2026 BY SYS