ALL THAT PORTION OF SEC LYING
SOUTH & WEST OF I-75 & SOUTH
OF SUWANNEE VALLEY RD.

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD (LAW/JB)
JUNO BEACH, FL 33408

2026

25-2S-15-00094-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	Solar Energy	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		1,075,552
TOTAL LAND VALUE - MARKET		1,294,150
TOTAL MARKET VALUE		2,369,702
SOH/AGL Deduction		0
ASSESSED VALUE		2,369,702
TOTAL EXEMPTION VALUE	CE	100
BASE TAXABLE VALUE		2,369,602
TOTAL JUST VALUE		2,369,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,420,515

PRCL:0:1: SOLAR FARM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0729	4/04/2017	WD	U	V	11	100
GRANTOR: DOUBLE HOOK REALTY LL						
GRANTEE: FLORIDA POWER & LIG						
1329/0514	1/17/2017	WD	Q	V	05	5,726,300
GRANTOR: HUNTER KETCHAM LIVEST						
GRANTEE: DOUBLE HOOK REALTY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0257	SOLAR MISC	0	0	0	0	261.31	UT	4,900.00	4,900.00	100	2024	2019		84	1,075,552	

LAND DESCRIPTION

TOTAL OB/XF 1,075,552

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	9101	C	Solar Energy	0		A-1	0.00	0.00	258.81	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,294,050							
2	9630	C	SWAMP	0					2.50	AC		1.00	1.00	1.00	40.00	40.00	100							

REVIEW DATE 12/01/2022 BY KS Total Acres: 261.31 Total Land Value: 1,294,150 Market: 0 Agricultural: 0 Common: 1,294,150 PRINTED 06/11/2026 BY SYS