NE1/4, EX THAT PART AS LIES S OF & F RAILROAD R/W & SE1/4 OF SE1/ NW1/4 AS LIES N OF SR-100.

SHADY GROVES TIMBER LLC
1016 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

2027

27-4S-18-10491-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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

8073 SE STATE ROAD 100, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
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	28,600
TOTAL LAND VALUE - MARKET	413,625
TOTAL MARKET VALUE	69,825
SOH/AGL Deduction	0
ASSESSED VALUE	69,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,825
TOTAL JUST VALUE	442,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051556	Storage Building	27,000	03/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2579	4/19/2023	WD	Q	V	01	448,400
GRANTOR: THE REV INTER VIVOS T						
GRANTEE: SHADY GROVES TIMBER						
1342/1040	7/12/2017	WD	U	V	11	100
GRANTOR: VIOLA ALLEN						
GRANTEE: LILLIAN SESSIONS ET						

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	0030	BARN,MT	0	0	30	40	1,200.00	UT	18.00	18.00	100	2026	2025		100	21,600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 28,600

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	85.45	AC		1.00	1.00	1.00	445.00	445.00	38,025							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	40.00	40.00	3,200							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	165.45	AC		1.00	1.00	1.00	2,500.00	2,500.00	413,625							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 165.45 Total Land Value: 41,225 Market: 413,625 Agricultural: 41,225 Common: 0 PRINTED 11/16/2026 BY SYS