

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

2026

27-4S-18-10491-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 28,600 <b>TOTAL LAND VALUE - MARKET</b> 413,625 <b>TOTAL MARKET VALUE</b> 69,825 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 69,825 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 69,825 <b>TOTAL JUST VALUE</b> 442,225 <b>NCON VALUE</b> 28,600 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 413,625											
DOR CODE		5000		IMPROVED AG																PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM				04																000051556		Storage Building		27,000		03/03/2025					
NEIGHBORHOOD/LOC		1418.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																<b>SALES DATA</b> 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										
TOTALS				8073 SE STATE ROAD 100, LULU																BLD DATE		LGL DATE		04/14/2025		MLU					
EXTRA FEATURES																				XF DATE		LAND DATE									
INC DATE																				AG DATE											
L N	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															
TOTALS																				TOTAL OB/XF		28,600									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS													