

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 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 28,600 INCOME VALUE PREVIOUS YEAR MKT VALUE 413,625 | | | | | | | | | | | | | |
| DOR CODE | | 5000 | | IMPROVED AG | | | | | | | | | | | | | | | | | | PERMIT NUM 000051556 | | | | DESCRIPTION Storage Building | | | | AMT 27,000 | | ISSUED 03/03/2025 | |
| MAP NUM | | | | MKT AREA | | 04 | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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 | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 1418.00 | | 1.00/ | | | | | | | | | | | | | | | | | | BUILDING NOTES BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | 8073 SE STATE ROAD 100, LULU | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | 100 | 2026 | 2025 | 100 | 21,600 | | | | | | | | | | | | | | | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | | | 1.00 | UT | 7,000.00 | | | 100 | 2026 | 2025 | 100 | 7,000 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | LAND DESCRIPTION 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 06/22/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |