



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 250,800 TOTAL MARKET VALUE 35,300 SOH/AGL Deduction 0 ASSESSED VALUE 35,300 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,300 TOTAL JUST VALUE 250,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 250,800									
DOR CODE		5500										TIMBERLAND 80-89																			
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															BLD DATE		LGL DATE	12/08/2022	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															
															TOTAL OB/XF 0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	72.00	AC		1.00	1.00	1.00	445.00	445.00	32,040														
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	11.60	AC		1.00	1.00	1.00	281.00	281.00	3,260														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	83.60	AC		1.00	1.00	1.00	3,000.00	3,000.00	250,800														
REVIEW DATE 01/27/2025 BY TP Total Acres: 83.60 Total Land Value: 35,300 Market: 250,800 Agricultural: 35,300 Common: 0 PRINTED 05/08/2026 BY SYS																															

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1976	8/05/2024	WD Q	Q	V	05	3,718,000
GRANTOR: PHILLIPS FOREST LLC						
GRANTEE: EPC HOLDINGS 1047 L						
1410/1502	4/24/2020	WD U	U	V	11	0
GRANTOR: KATHLEEN E BENTON & E						
GRANTEE: PHILLIPS FOREST LLC						

BUILDING NOTES									

BUILDING DIMENSIONS									