



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																	
																						STANDARD																	
																				VALUATION BY					Tax Group: 3					Tax Dist:									
																				BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					TOTAL LAND VALUE - MARKET					TOTAL MARKET VALUE				
																														250,800					35,300				
																				SOH/AGL Deduction					ASSESSED VALUE					TOTAL EXEMPTION VALUE					BASE TAXABLE VALUE				
																				0					35,300					0					35,300				
																				TOTAL JUST VALUE					NCON VALUE					INCOME VALUE					PREVIOUS YEAR MKT VALUE				
																				250,800					0					0					250,800				
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
																				OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE										
																				1520/1976		8/05/2024		WD	Q	V	V	05	3,718,000										
																				GRANTOR: PHILLIPS FOREST LLC																			
																				GRANTEE: EPC HOLDINGS 1047 L																			
																				1410/1502		4/24/2020		WD	U	V	11	0											
																				GRANTOR: KATHLEEN E BENTON & E																			
																				GRANTEE: PHILLIPS FOREST LLC																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS																																							
EXTRA FEATURES																																							
										BLD DATE										LGL DATE																			
										XF DATE										LAND DATE																			
										INC DATE										AG DATE																			
																				12/08/2022 MLU																			
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																							
LAND DESCRIPTION										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	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	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 06/23/2026 BY SYS																																							