BEG AT NW COR OF SE1/4 OF NE 1/4
FT, CONT E 80 FT TO PT IN DEEP C
CONT SE 2741.61 FT, W 1157.97 FT

SHERWOOD FOREST-DEEP CREEK LLC
2326 S PARSONS AVE
SEFFNER, FL 33584

**2026**

**30-1S-17-04601-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 30117.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 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 | 0 |
| TOTAL LAND VALUE - MARKET | 112,196 |
| TOTAL MARKET VALUE | 17,831 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 17,831 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 17,831 |
| TOTAL JUST VALUE | 112,196 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 140,245 |

SALE:2:3: $2,906.66/AC. WP

SALE:2:2: SALE IS 2,064.22 AC FOR $6,000,000 =

SALE:2:1: 12-21-10: MULTI-PRCL SALE. TOTAL AC IN T

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/2388 | 12/29/2021 | WD | Q | I | 05 | 7,856,900 |
| GRANTOR: GLOBAL PLANTATION INV | | | | | | |
| GRANTEE: SHERWOOD FOREST-DEE | | | | | | |
| 1205/2495 | 12/01/2010 | WD | Q | I | 01 | 6,000,000 |
| GRANTOR: PLANTATION AT DEEP CR | | | | | | |
| GRANTEE: GLOBAL PLANTATION I | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 40.07 | AC | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 112,196 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | | | 40.07 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 17,831 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/18/2026 BY MLU Total Acres: 40.07 Total Land Value: 17,831 Market: 112,196 Agricultural: 17,831 Common: 0 PRINTED 06/23/2026 BY SYS