

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										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 140,245 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 140,245 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											
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED											
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																BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE		04/11/2025 MLU									
EXTRA FEATURES																				BUILDING NOTES											
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															
																	BUILDING DIMENSIONS														
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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.07	AC		1.00	1.00	1.00	3,500.00	3,500.00	140,245														
2	5500	A	TIMBER 2	0					40.07	AC		1.00	1.00	1.00	445.00	445.00	17,831														