



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 860,160 TOTAL MARKET VALUE 66,897 SOH/AGL Deduction 0 ASSESSED VALUE 66,897 TOTAL EXEMPTION VALUE CP 15,776 BASE TAXABLE VALUE 51,121 TOTAL JUST VALUE 860,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 768,000											
																				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 SALE:1:1: REFER TO NOTE ABOUT SALE ON PRCL # 01554											
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																															
EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/14/2025 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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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	5600	A	TIMBER 3	0		A-1			20.00	AC		1.00	1.00	1.00	281.00	281.00	5,620														
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	50.20	AC		1.00	1.00	1.00	445.00	445.00	22,339														
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	89.80	AC		1.00	1.00	1.00	40.00	40.00	3,592														
4	5700	A	TIMBER 4	0		A-1	0.00	0.00	67.00	AC		1.00	1.00	1.00	227.00	227.00	15,209														
5	5500	A	TIMBER 2	0		A-1	0.00	0.00	41.80	AC		1.00	1.00	1.00	445.00	445.00	18,601														
6	5910	A	SWAMP/CYPRES	0			0.00	0.00	38.40	AC		1.00	1.00	1.00	40.00	40.00	1,536														
REVIEW DATE		04/14/2025		BY		MLU		Total Acres: 307.20		Total Land Value: 66,897		Market: 860,160		Agricultural: 66,897		Common: 0		PRINTED 06/22/2026 BY SYS													

SE1/4 OF NW1/4 & SW1/4 & SW1/4 O  
 OF SE1/4, EX 1 ACRE SQUARE IN SW  
 SE1/4 & EX SE1/4 OF SE1/4 LYING

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

2026

30-1S-17-04605-000



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																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1455/2388</td> <td>12/29/2021</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>7,856,900</td> </tr> </tbody> </table> 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										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
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7	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	307.20	AC		1.00	1.00	1.00	2,800.00	2,800.00	860,160																										
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