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

2027

30-1S-17-04605-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 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		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		860,160

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	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 11/17/2026 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

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XF DATE		LAND DATE	04/14/2025 MLU
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COLUMBIA COUNTY PROPERTY

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ASSESSED VALUE		66,897
TOTAL EXEMPTION VALUE	CP	15,776
BASE TAXABLE VALUE		51,121
TOTAL JUST VALUE		860,160
NCON VALUE		0
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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							

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 11/17/2026 BY SYS