

BEG AT NE COR OF NW1/4 OF NE1/4,  
TO NW'RLY R/W LINE OF NW CANSA R  
R/W 1602.71 FT, N 61 DG W 353.29

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

2026

31-1S-17-04609-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		6 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	31117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	2,558	150	
BAS	9,442	100	
CAN	280	30	
CAN	1,000	30	
MEZ	640	20	
TOTALS	13,920		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	06	13,791	122.3248	48.93	674,794	2005	2005	0	0	23.00	77.00

1 PREF M B A 0% - 2022 Heated Area: 12000 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		713,389	
TOTAL MARKET OB/XF VALUE		103,321	
TOTAL LAND VALUE - MARKET		115,500	
TOTAL MARKET VALUE		832,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		832,390	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		832,390	
TOTAL JUST VALUE		932,210	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		914,111	
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: SALE INCL IMPRS & A TOTAL OF 73.17 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25438	SFR	460	01/19/2007
22534	STORAGE	991	11/24/2005
22535	STORAGE	1,670	11/24/2004
22213	M H	250	08/19/2004

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0010	BARN,BLK	0	0	23	26	598.00	UT	12.00	100	2005
2	0140	CLFENCE 6	0	0	0	0	620.00	UT	8.00	100	2005
3	0166	CONC,PAVMT	0	0	0	0	8,554.00	UT	2.50	100	2005
4	0260	PAVEMENT-A	0	0	0	0	37,200.00	UT	1.50	100	2005
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	2005
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	100	2005
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100	2005
8	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	100	2005

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.00	AC	1.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.00	AC	1.00

BUILDING NOTES			
BAS= W159 APT= W41 S20 CAN= W10 S50 E60 N10 W50 N40\$ S40 E48 N14 W7 N46\$ S46 E7 S14 E124 CAN= S10 E28 N10 W28\$ E28 N60\$ PTR= N30 MEZ= N16 W40 S16 E40\$ S30\$.			

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC	1.00	1.00	1.00	3,500.00	3,500.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.00	AC	1.00	1.00	1.00	280.00	280.00	8,680							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.00	AC	1.00	1.00	1.00	3,500.00	3,500.00	108,500							

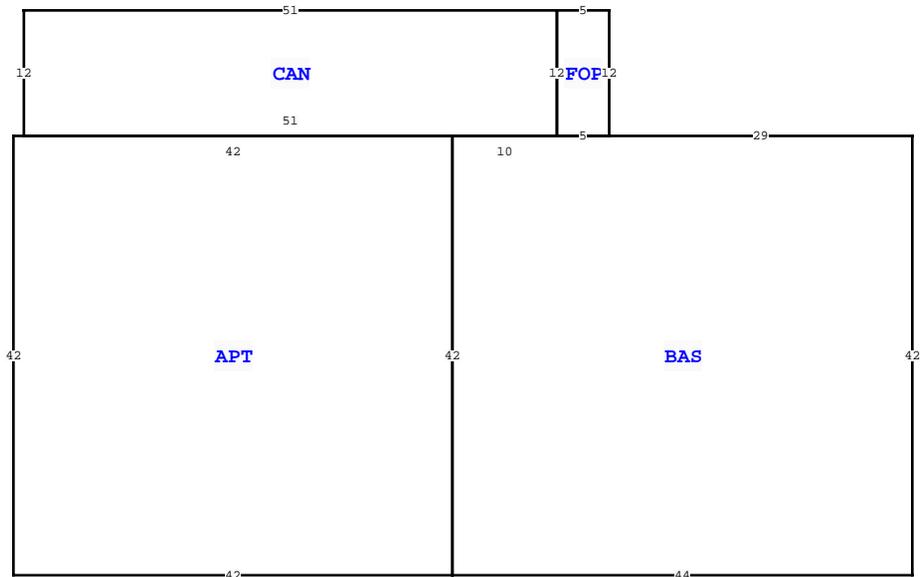
BEG AT NE COR OF NW1/4 OF NE1/4,  
TO NW'RLY R/W LINE OF NW CANSA R  
R/W 1602.71 FT, N 61 DG W 353.29

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

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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	25	MOD	METAL	100	
Roof Structur	10	STEEL	FRME	100	
Roof Cover	12	MODULAR	MT	100	
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Interior Floo	03	CONC	FINSH	100	
Ceiling	03	PART	FIN.	100	
Air Condition	01	NONE		100	
Heating Type	02	CONVECTION		100	
Plumbing		6		100	
Frame	05	STEEL		100	
Story Height		20		100	
RMS		7		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03	03		100	
Quality	07	07			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	31117.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,764	150		2,646	109,267
BAS	1,848	100		1,848	76,313
CAN	612	30		184	7,598
FOP	60	25		15	619
TOTALS	4,284			4,693	193,798

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	PREF M B A	0%	- 2022																				
Heated Area: 3612						HX Base Yr																	
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/11/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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GRANTEE: GLOBAL PLANTATION I						

EXTRA FEATURES		344 NW WHITETAIL CT, LAKE CITY														
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

TOTAL OB/XF																0

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W29 FOP= N12 W5 S12 E5\$ W5 CAN= N12 W51 S12 E51 \$ W10															
APT= W42 S42 E42 N42\$ S42 E44 N42\$.															

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		