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

2027

31-1S-17-04609-000

BUILDING CHARACTERISTICS

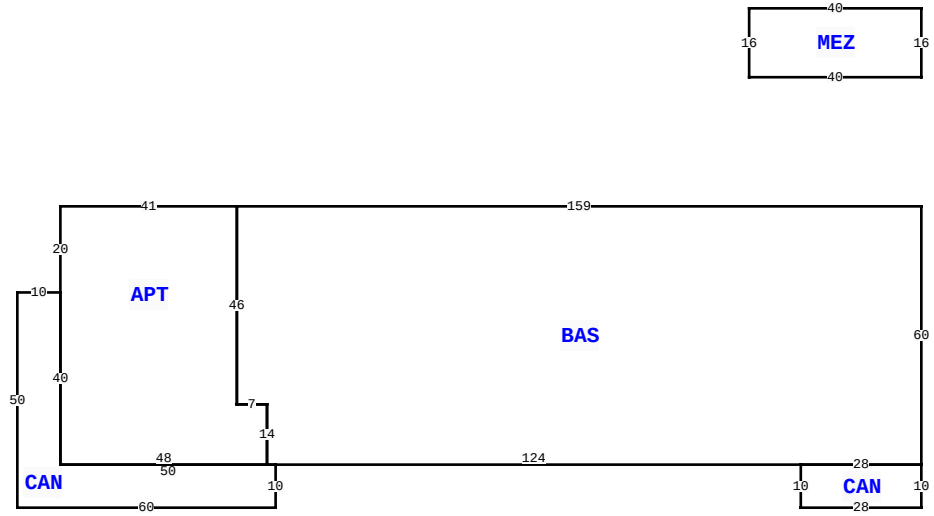
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,558	150		3,837	137,325
BAS	9,442	100		9,442	337,925
CAN	280	30		84	3,006
CAN	1,000	30		300	10,737
MEZ	640	20		128	4,581
TOTALS	13,920			13,791	493,575

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	46.48	641,006	2005	2005	0	0	0	23.00	77.00

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



344 NW WHITETAIL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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
1	0010	BARN,BLK	0	0	23	26	598.00	UT	12.00	12.00	100	2005	2005	3	100	7,176	
2	0140	CLFENCE 6	0	0	0	0	620.00	UT	8.00	8.00	100	2005	2005	3	100	4,960	
3	0166	CONC,PAVMT	0	0	0	0	8,554.00	UT	2.50	2.50	100	2005	2005	3	100	21,385	
4	0260	PAVEMENT-A	0	0	0	0	37,200.00	UT	1.50	1.50	100	2005	2005	3	100	55,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	677,688
TOTAL MARKET OB/XF VALUE	103,321
TOTAL LAND VALUE - MARKET	94,800
TOTAL MARKET VALUE	797,689
SOH/AGL Deduction	0
ASSESSED VALUE	797,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	797,689
TOTAL JUST VALUE	875,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	875,809

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 103,321

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,000							
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	2,800.00	2,800.00	86,800							

REVIEW DATE 01/10/2022 BY CP Total Acres: 33.00 Total Land Value: 16,680 Market: 86,800 Agricultural: 8,680 Common: 8,000 PRINTED 11/17/2026 BY SYS

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

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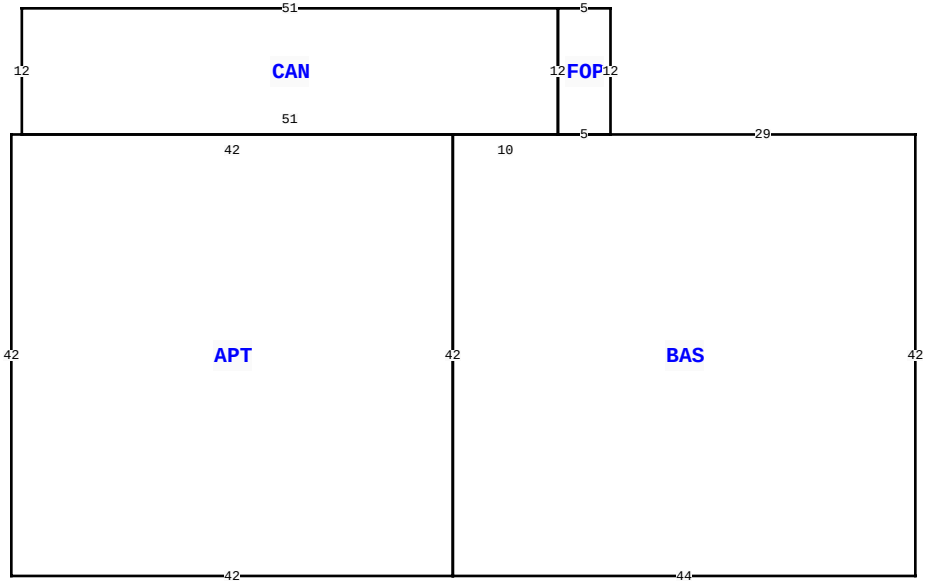
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Heating Type	02	CONVECTION 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	31117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,764	150		2,646	103,807
BAS	1,848	100		1,848	72,500
CAN	612	30		184	7,219
FOP	60	25		15	588
TOTALS	4,284			4,693	184,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,693	134.0813	50.95	239,108	2005	2005	0	0	0	23.00	77.00

2 PREF M B A 0% - 2022 Heated Area: 3612 HX Base Yr



344 NW WHITETAIL CT, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	875,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	875,809

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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

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

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

REVIEW DATE 01/10/2022 BY CP Total Acres: 33.00 Total Land Value: 16,680 Market: 86,800 Agricultural: 8,680 Common: 8,000 PRINTED 11/17/2026 BY SYS