NW1/4, EX 5 AC IN NE COR & N1/2
OF SE1/4 & SW1/4 & E1/2 OF NE1/4
DESC ORB 992-2721 & EX 10 AC DES

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

2027

31-1S-17-04611-001

BUILDING CHARACTERISTICS

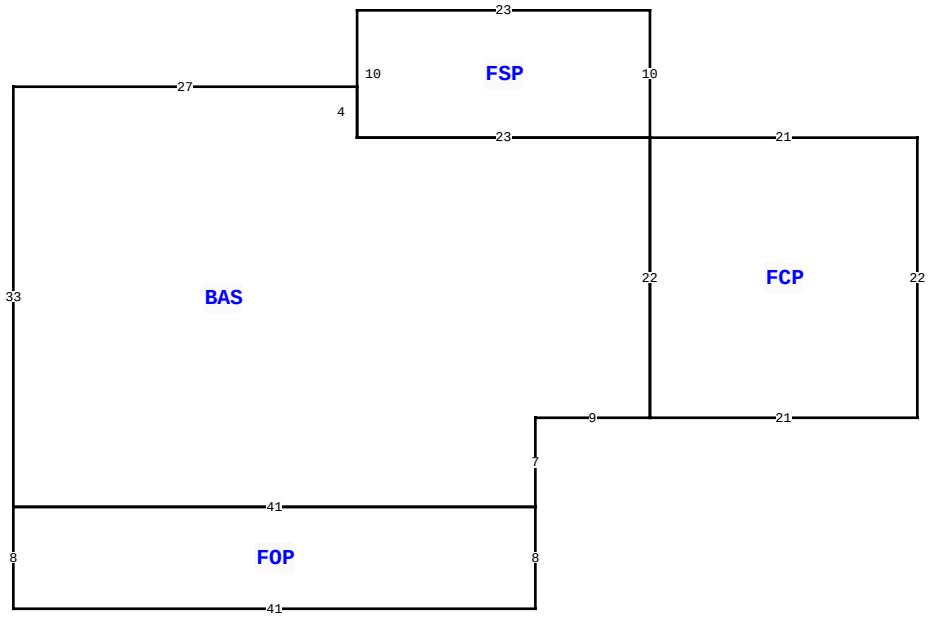
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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
BAS	1,495	100		1,495	186,361
FCP	462	25		116	14,460
FOP	328	30		98	12,216
FSP	230	40		92	11,469
TOTALS	2,515			1,801	224,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	138.1996	152.02	273,788	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2022 Heated Area: 1495 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

1732 NW CANSA RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,506
TOTAL MARKET OB/XF VALUE		6,400
TOTAL LAND VALUE - MARKET		1,004,332
TOTAL MARKET VALUE		317,914
SOH/AGL Deduction		0
ASSESSED VALUE		317,914
TOTAL EXEMPTION VALUE	CP	766
BASE TAXABLE VALUE		317,148
TOTAL JUST VALUE		1,235,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,239,314

SALE:4:3: $2,906.66/AC. WP
SALE:4:2: SALE IS 2,064.22 AC FOR $6,000,000 =
SALE:4:1: 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

BAS= W27 S33 FOP= S8 E41 N8 W41$ E41 N7 E9 FCP= E21 N22 W21 S22$ N22 FSP= N10 W23 S10 E23$ W23 N4$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,400

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.72	AC		1.00	1.00	1.00	445.00	445.00	18,120							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	87.00	AC		1.00	1.00	1.00	40.00	40.00	3,480							
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							
5	5200	A	CROPLAND 2	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	370.00	370.00	29,600							
6	5700	A	TIMBER 4	0		A-1	0.00	0.00	138.22	AC		1.00	1.00	1.00	227.00	227.00	31,376							

REVIEW DATE 01/10/2022 BY CP Total Acres: 357.69 Total Land Value: 87,008 Market: 1,001,532 Agricultural: 84,208 Common: 2,800 PRINTED 11/16/2026 BY SYS

NW1/4, EX 5 AC IN NE COR & N1/2 OF SE1/4 & SW1/4 & E1/2 OF NE1/4 DESC ORB 992-2721 & EX 10 AC DES

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2027

31-1S-17-04611-001

BUILDING CHARACTERISTICS

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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
TOTALS					

MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
7	5700	A	TIMBER 4	0		A-1	0.00	0.00	6.75	AC		1.00	1.00	1.00	227.00	227.00	1,532							
8	9910	M	MKT.VAL.AG	0			0.00	0.00	357.69	AC		1.00	1.00	1.00	2,800.00	2,800.00	1,001,532							

REVIEW DATE 01/10/2022 BY CP Total Acres: 357.69 Total Land Value: 87,008 Market: 1,001,532 Agricultural: 84,208 Common: 2,800 PRINTED 11/16/2026 BY SYS