

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,495	100	
FCP	462	25	
FOP	328	30	
FSP	230	40	
TOTALS	2,515		

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	157.55	283,748	2007	2007	0	0	18.00	82.00

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			232,673
TOTAL MARKET OB/XF VALUE			6,400
TOTAL LAND VALUE - MARKET			1,004,332
TOTAL MARKET VALUE			326,081
SOH/AGL Deduction			0
ASSESSED VALUE			326,081
TOTAL EXEMPTION VALUE	CP	766	
BASE TAXABLE VALUE			325,315
TOTAL JUST VALUE			1,243,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,242,102
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						

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

TOTAL OB/XF									
6,400									
BLD DATE		LGL DATE							
XF DATE		LAND DATE	04/14/2025						
INC DATE		AG DATE	MLU						

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

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	DPH 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							



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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 05/08/2026 BY SYS																																																																																																																																																																																																																																																																																																																					