



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	4,032	60		2,419	49,723
FST	2,346	50		1,173	24,111
UOP	70	20		14	288
UST	182	40		73	1,501
TOTALS	6,630			3,679	75,622

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	60,000.00	UT	1.50
3	0253	LIGHTING	0	0	0	0	18.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2700	C	AUTO SALES	0		*CI	424.00	197.00	80,721.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6604	04	3,679	76.1376	41.11	151,244	1957	1957	0	0	0	50.00	50.00	
1 VEH SHRM 0% - 2023 Heated Area: 0 HX Base Yr													
490 E DUVAL ST, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF													
118,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	2700	C	AUTO SALES	0		*CI	424.00	197.00	80,721.00	SF		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		607,262	
TOTAL MARKET OB/XF VALUE		118,000	
TOTAL LAND VALUE - MARKET		242,163	
TOTAL MARKET VALUE		967,425	
SOH/AGL Deduction		0	
ASSESSED VALUE		967,425	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		967,425	
TOTAL JUST VALUE		967,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		973,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047418	Electrical Servic	64,481	06/08/2023
965	DEMOLISH	0	11/06/2015
919	COMMERCIAL	0	11/03/2015
3656	ADDN COMM	62	03/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/640	12/07/2022	WD	Q	I	05	3,000,000
GRANTOR: RONSONET NORBIE						
GRANTEE: BATIR HOLDING LAKE						

BUILDING NOTES						

BUILDING DIMENSIONS						
FGR=[ORIG=0,0] W51 S28 E7 S84 E31 N70 N14 E13 N28 \$						
FST=[ORIG=-44,112] S46 E51 N46 W51 \$						
UST=[ORIG=-13,42] N14 E13 S14 W13 \$						
UOP=[ORIG=-51,28] S10 E7 N10 W7 \$						

OTHER ADJUSTMENTS AND NOTES													

BATIR HOLDING LAKE CITY, LLC
2173 S WOODLAND BLVD
DELAND, FL 32720

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										18 CEMENT BRK 70										6604 04 9,168 114.2335 61.69 565,574 2017 2017 0 0 6.00 94.00									
Roof Structur										09 RIDGE FRME 100										3 VEH SHRM 0% - 2023									
Roof Cover										04 BUILT-UP 100										Heated Area: 7954									
Interior Wall										05 DRYWALL 100										HX Base Yr									
Interior Floo										07 CORK/VTILE 50																			
Interior Floo										15 HARDTILE 50																			
Ceiling										01 FIN.SUSPD 100																			
Air Condition										06 ENG CENTRL 100																			
Heating Type										09 ENG F AIR 100																			
Fixtures										12 100																			
Frame										03 MASONRY 100																			
Story Height										16 100																			
RMS										12 100																			
Stories										1. 1. 100																			
Units										0 100																			
Condition Adj										03 03 100																			
Quality										05 05																			
DOR CODE										2700 VEH SALE/REPAIR																			
MAP NUM										MKT AREA 06																			
NEIGHBORHOOD/LOC										860317.00 1.00/																			
AREA TYPE										TOTAL GROSS AREA																			
PCT OF BASE										YEAR																			
TOT ADJ AREA										SUBAREA MARKET VALUE																			
BAS										7,954 100 7,954 461,241																			
CAN										1,980 30 594 34,445																			
CAN										2,068 30 620 35,953																			
TOTALS										12,002 9,168 531,640																			
EXTRA FEATURES										490 E DUVAL ST, 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																			
BLD DATE										LGL DATE																			
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
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 DPTH FACT % COND																			
TOT ADJ										UNIT PRICE																			
ADJ UNIT PRICE										LAND VALUE																			
OTHER ADJUSTMENTS AND NOTES										YEAR DENSITY DECL FRZ YR CONSRV																			
REVIEW DATE										01/26/2023 BY ME																			
Total Acres:										1.85																			
Total Land Value:										242,163																			
Market:										0																			
Agricultural:										0																			
Common:										242,163																			
PRINTED										11/17/2025 BY SYS																			