E DIV: LOTS 1, 2 & 3 THOMPSON S/
(BLOCK 264).

HIGH QUALITY LLC
130 MANDRAKE ST
ORLANDO, FL 32811

2026

00-00-00-13262-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

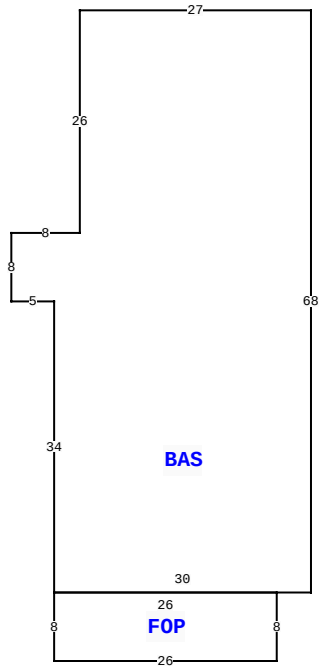
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	2,002	100		2,002	51,957
FOP	208	30		62	1,609
TOTALS	2,210			2,064	53,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,064	66.2083	74.15	153,046	1930	1930	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2023 Heated Area: 2002 HX Base Yr



452 SE NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,566
TOTAL MARKET OB/XF VALUE	3,392
TOTAL LAND VALUE - MARKET	16,911
TOTAL MARKET VALUE	73,869
SOH/AGL Deduction	0
ASSESSED VALUE	73,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,869
TOTAL JUST VALUE	73,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,608

LAND:2:1: NON-BUILDABLE LOTS 1 & 2

SALE:1:1: HE GOT A GOOD BUY-TOO LOW-ASSESSMENT COR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0611		13,405	07/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/829	10/17/2025	WD	Q	I	01	104,400
GRANTOR: BEAUTIFY LAKE CITY LL						
GRANTEE: HIGH QUALITY LLC						
1537/313	3/14/2025	WD	Q	I	01	82,000
GRANTOR: BATIR HOLDING LAKE CI						
GRANTEE: BEAUTIFY LAKE CITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S26 W8 S8 E5 S34 FOP= S8 E26 N8 W26$ E30 N68 $.

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	0263	PRCH,USP	0	0	14	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0010	BARN,BLK	0	0	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,592	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,392

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		*RSF	-362.00	102.00	6,324.00	SF		1.00	1.00	1.00	1.50	1.50	9,486							
2	0000	C	VAC RES	0		00	0.00	0.00	4,950.00	SF		1.00	1.00	1.00	1.50	1.50	7,425							

REVIEW DATE 07/14/2025 BY TP Total Acres: 0.26 Total Land Value: 16,911 Market: 0 Agricultural: 0 Common: 16,911 PRINTED 11/18/2025 BY SYS