UNITS 301 THRU 306 BASCOM SQUARE
CONDO RECORDED IN ORB 1234-282 (
OF CONDO).

ESS LAKE CITY LLC
PO BOX 555028
ORLANDO, FL 32855

2026

01-4S-16-02700-005

BUILDING CHARACTERISTICS

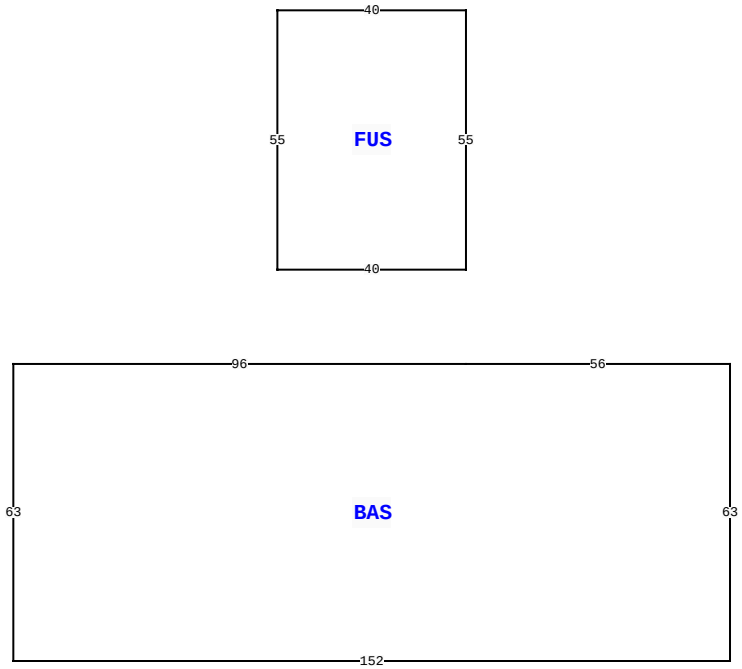
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	27	PREFIN MTL 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,576	100		9,576	775,211
FUS	2,200	100		2,200	178,098
TOTALS	11,776			11,776	953,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	11,776	104.5464	93.05	1,095,757	2011	2011	0	0	0	13.00	87.00

1 OFFC CONDO 0% - 2023 Heated Area: 11776 HX Base Yr



1211 SW BASCOM NORRIS, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	953,309
TOTAL MARKET OB/XF VALUE	20,000
TOTAL LAND VALUE - MARKET	12
TOTAL MARKET VALUE	973,321
SOH/AGL Deduction	0
ASSESSED VALUE	973,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	973,321
TOTAL JUST VALUE	973,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	984,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047569	Remodel	180,000	06/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/57	7/25/2022	WD	U	I	37	1,000,000
GRANTOR: BASCOM NORRIS DEVELOP						
GRANTEE: ESS LAKE CITY LLC						
1124/0057	7/02/2007	WD	Q	V		372,500
GRANTOR: MABILE & BULLARD ENTE						
GRANTEE: BASCOM NORRIS DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 PTR=N20 FUS= N55 W40 S55 E40$ S20$ W96 S63 E152 N63$.

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	0100	ELEV.PASS	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 20,000

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	1900	C	PROF BLDG	0		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	12.00	12.00	12							

REVIEW DATE 11/17/2023 BY KS Total Acres: 2.00 Total Land Value: 12 Market: 0 Agricultural: 0 Common: 12 PRINTED 11/19/2025 BY SYS