COMM NE COR OF SEC, RUN S 1748.5 FT TO E R/W US-41, RUN N 159.97 N 130.98 FT, E 200 FT, S 130.98

ELLISVILLE PROPERTY, LLC
10832 SW 91ST AVE
OCALA, FL 34481

**2026**

**03-6S-17-09575-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

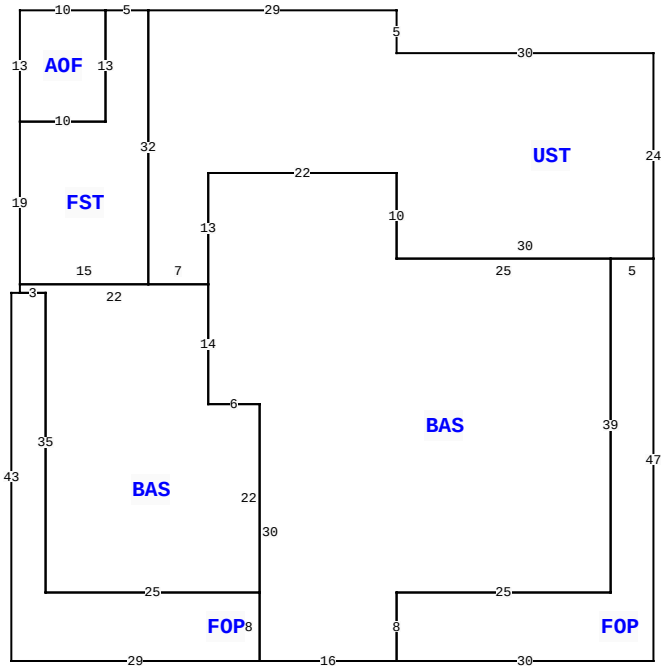
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 12 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 14 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 3617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 130 | 110 | | 143 | 4,444 |
| BAS | 819 | 100 | | 819 | 25,451 |
| BAS | 2,049 | 100 | | 2,049 | 63,673 |
| FOP | 372 | 30 | | 112 | 3,481 |
| FOP | 435 | 30 | | 130 | 4,040 |
| FST | 350 | 50 | | 175 | 5,438 |
| UST | 1,362 | 40 | | 545 | 16,936 |
| TOTALS | 5,517 | | | 3,973 | 123,461 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 3,973 | 98.6513 | 62.15 | 246,922 | 1992 | 1992 | 0 | 0 | 0 | 50.00 | 50.00 |

1 STORE RETL 0% - 0 Heated Area: 2998 HX Base Yr




14075 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 123,461 |
| TOTAL MARKET OB/XF VALUE | 7,245 |
| TOTAL LAND VALUE - MARKET | 71,874 |
| TOTAL MARKET VALUE | 202,580 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 202,580 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 202,580 |
| TOTAL JUST VALUE | 202,580 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 202,580 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043859 | Roof Replacement | 38,000 | 03/08/2022 |
| 25950 | MAINT/ALTR | 30 | 06/25/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1305/1939 | 12/10/2015 | WD | Q | I | 01 | 235,000 |

GRANTOR: ELLISVILLE INVESTMENT

GRANTEE: ELLISVILLE PROPERTY

## BUILDING NOTES

## BUILDING DIMENSIONS

UST= N24 W30 N5 W29 FST= W5 AOF= W10 S13 E10 N13$ S13 W10S19 E15 N32$ S32 E7 N13 E22 S10 E30$ FOP= W5 BAS= W25 N10 W22 S13 BAS= W22 S1 FOP= W1 S43 E29 N8 W25 N35 W3$ E3 S35 E25 N22 W6 N14$ S14 E6 S30 E16 N8 E25 N39$ S39 W25S8 E30 N47$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 70 | 115 | 8,050.00 | UT | 0.90 | 0.90 | 100 | 1995 | 1995 | 3 | 100 | 7,245 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,245

| 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 | 1100 | C | STORE 1FLR | 0 | | CHI | 131.00 | 200.00 | 26,136.00 | SF | | 1.00 | 1.00 | 1.00 | 2.75 | 2.75 | 71,874 | | | | | | | |

REVIEW DATE 09/26/2017 BY BC Total Acres: 0.60 Total Land Value: 71,874 Market: 0 Agricultural: 0 Common: 71,874 PRINTED 11/04/2025 BY SYS