COMM AT NW COR OF NE1/4 OF SW1/4
E 181.45 FT, S 566.51 FT FOR POB
418.06 FT TO W R/W LINE US-441

MOYA INVESTMENTS CORP
8523 SW 157 COURT
MIAMI, FL 33193

**2026**

**05-4S-17-07610-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

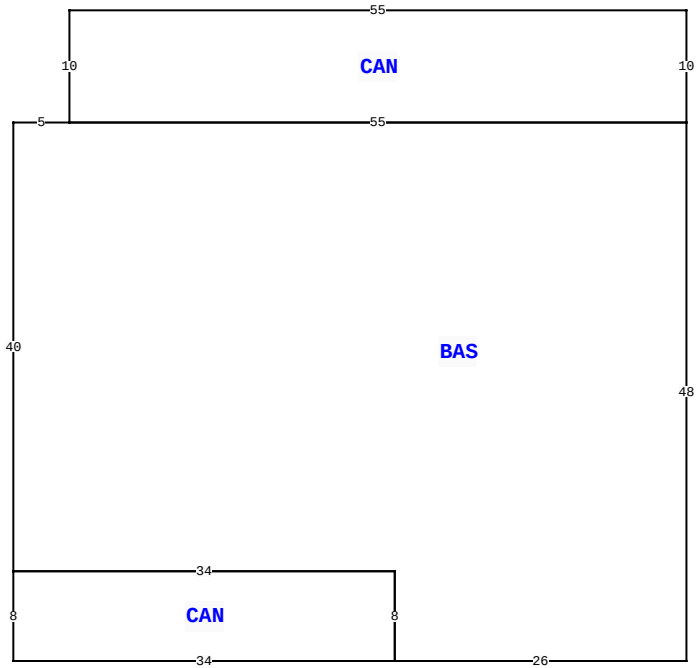
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 2 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 03 | 03 |
| DOR CODE | 7200 | PRVT SCHL/DAY CARE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,608 | 100 | | 2,608 | 60,610 |
| CAN | 272 | 30 | | 82 | 1,906 |
| CAN | 550 | 30 | | 165 | 3,835 |
| TOTALS | 3,430 | | | 2,855 | 66,350 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0700 | 04 | 2,855 | 70.4246 | 46.48 | 132,700 | 1970 | 1970 | 0 | 0 | 0 | 50.00 | 50.00 |

1 DAY CARE 0% - 0 Heated Area: 2608 HX Base Yr




1468 S MARION AVE, LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 100,147 |
| TOTAL MARKET OB/XF VALUE | 14,030 |
| TOTAL LAND VALUE - MARKET | 85,530 |
| TOTAL MARKET VALUE | 199,707 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 199,707 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 199,707 |
| TOTAL JUST VALUE | 199,707 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047340 | Roof Replacement | 20,338 | 05/31/2023 |
| 051 | COMMERCIAL | 24,200 | 09/30/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/2427 | 1/04/2019 | WD | U | I | 35 | 500,000 |
| GRANTOR: KOUNTRY KIDS DAYCARE | | | | | | |
| GRANTEE: MOYA INVESTMENTS CO | | | | | | |
| 1307/0663 | 12/24/2015 | WD | U | I | 30 | 165,000 |
| GRANTOR: DOWNTOWN PROPERTY HOL | | | | | | |
| GRANTEE: KOUNTRY KIDS DAYCAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W5 S40 CAN= S8 E34 N8 W34$ E34 S8 E26 N48 CAN= N10 W55 S10 E55$ W55$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 1,440 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |
| 5 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 500 | |
| 6 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 450.00 | UT | 15.50 | 15.50 | 100 | 2017 | 2017 | 3 | 100 | 6,975 | |
| 7 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 550.00 | UT | 5.50 | 5.50 | 60 | 2017 | 2017 | 3 | 60 | 1,815 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,030

| 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 | 7200 | C | SCHOOL PRI | 0 | | 00 | 0.00 | 0.00 | 81,457.00 | SF | | 1.00 | 1.00 | 0.42 | 2.50 | 1.05 | 85,530 | | | | | | | |

REVIEW DATE 09/30/2016 BY DF Total Acres: 1.87 Total Land Value: 85,530 Market: 0 Agricultural: 0 Common: 85,530 PRINTED 11/17/2025 BY SYS

COMM AT NW COR OF NE1/4 OF SW1/4
E 181.45 FT, S 566.51 FT FOR POB
418.06 FT TO W R/W LINE US-441

MOYA INVESTMENTS CORP
8523 SW 157 COURT
MIAMI, FL 33193

**2026**

**05-4S-17-07610-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 7 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 03 | 03 |

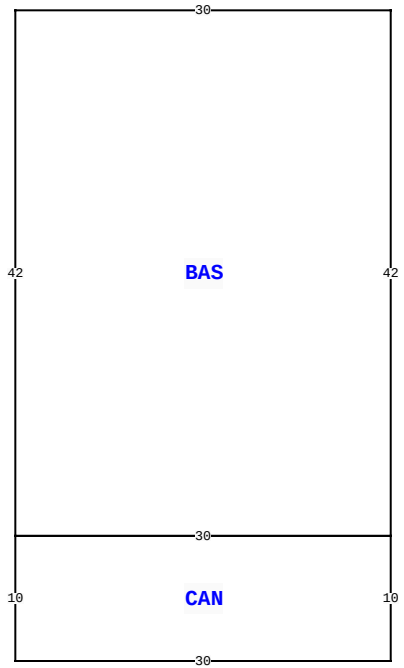
| | | | |
|---|---|---|---|
| DOR CODE | 7200 | PRVT SCHL/DAY CARE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,260 | 100 | | 1,260 | 31,544 |
| CAN | 300 | 30 | | 90 | 2,253 |
| TOTALS | 1,560 | | | 1,350 | 33,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0700 | 04 | 1,350 | 75.8646 | 50.07 | 67,594 | 1993 | 1993 | 0 | 0 | 0 | 50.00 | 50.00 |

2 DAY CARE 0% - 0 Heated Area: 1260 HX Base Yr




1468 S MARION AVE, LAKE CITY

| | | | |
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## VALUATION SUMMARY

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| ASSESSED VALUE | 199,707 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 199,707 |
| TOTAL JUST VALUE | 199,707 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
| 1375/2427 | 1/04/2019 | WD | U | I | 35 | 500,000 |
| GRANTOR: KOUNTRY KIDS DAYCARE | | | | | | |
| GRANTEE: MOYA INVESTMENTS CO | | | | | | |
| 1307/0663 | 12/24/2015 | WD | U | I | 30 | 165,000 |
| GRANTOR: DOWNTOWN PROPERTY HOL | | | | | | |
| GRANTEE: KOUNTRY KIDS DAYCAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S42 CAN= S10 E30 N10 W30$ E30 N42$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 09/30/2016 BY DF Total Acres: 1.87 Total Land Value: 85,530 Market: 0 Agricultural: 0 Common: 85,530 PRINTED 11/17/2025 BY SYS