COMM NE COR OF SW1/4, RUN S 432.
CONT S 725.76 FT, N 60 DEG W 541
W 530.42 FT TO NE'RLY RW SR-25A,

SBA TOWERS INC
851 CONGRESS AVE, C/O TAX DEPT
BOCA RATON, FL 33487

2026

18-3S-17-05048-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

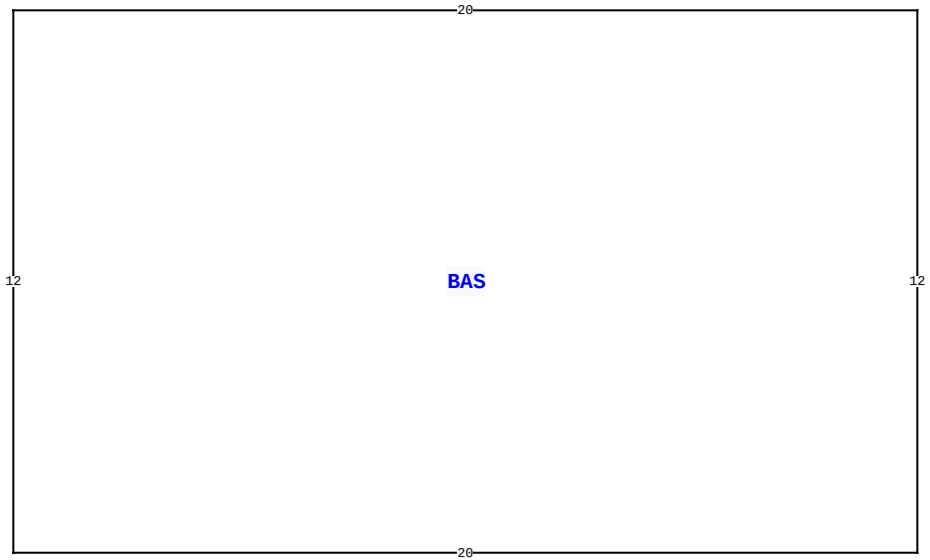
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	11,558
TOTALS	240			240	11,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	240	132.3000	74.09	17,782	1999	1999	0	0	0	35.00	65.00

1 EXCEP STOR 0% - 0 Heated Area: 240 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	11,558
TOTAL MARKET OB/XF VALUE	2,098
TOTAL LAND VALUE - MARKET	38,250
TOTAL MARKET VALUE	51,906
SOH/AGL Deduction	7,827
ASSESSED VALUE	44,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,079
TOTAL JUST VALUE	51,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052295	Communications To	75,000	02/11/2025
15575	COMMERCIAL	75	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/2431	7/25/2006	WD	Q	I	03	250,000
GRANTOR: TOWERCOM EAST COAST L						
GRANTEE: SBA TOWERS INC						
1103/2428	7/12/2006	WD	Q	I	01	100
GRANTOR: T C FLORIDA TOWERS II						
GRANTEE: TOWERCOM EAST COAST						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S12 E20 N12$.

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	0140	CLFENCE 6	0	0	0	0	552.00	UT	3.80	3.80	100	1999	1999	3	100	2,098	

LAND DESCRIPTION

TOTAL OB/XF 2,098

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	9100	C	UTILITY	0		ILW	0.00	0.00	4.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,250							

REVIEW DATE 08/18/2015 BY DF Total Acres: 4.50 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 09/19/2025 BY SYS