

N1/2 OF NE1/4 OF SW1/4. ALSO N1/
SW1/4 AS LIES E OF PARNELL RD (A
& BEG AT SW COR OF N1/2 OF NW1/4

ARCH CREEK ANIMAL CLINIC, LLC
15372 WEST DIXIE HIGHWAY,
NORTH MIAMI BEACH, FL 33162

2026

24-2S-16-01740-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 24216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	160,638
UCP	567	20		113	10,187
UOP	70	25		18	1,623
UOP	140	25		35	3,155
UOP	240	25		60	5,409
UOP	324	25		81	7,302

TOTALS 3,123 2,089 188,312

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
1	0294	SHED WOOD/	0	0	20	24	480.00	UT	30.00	30.00	100	1996	1996	3	100	14,400	
2	0020	BARN, FR	0	0	24	40	1.00	UT	10,000.00	10,000.00	100	1996	1996	3	100	10,000	
3	0296	SHED METAL	0	0	14	20	120.00	UT	5.00	5.00	70	1996	1996	3	70	420	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC, PAVMT	0	0	0	0	228.00	UT	2.50	2.50	100	2008	2008	3	100	570	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,400	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.98	AC		1.00	1.00	1.00	370.00	370.00	11,093							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	29.98	AC		1.00	1.00	1.00	5,000.00	5,000.00	149,900							

REVIEW DATE 05/01/2023 BY JB

Total Acres: 30.98

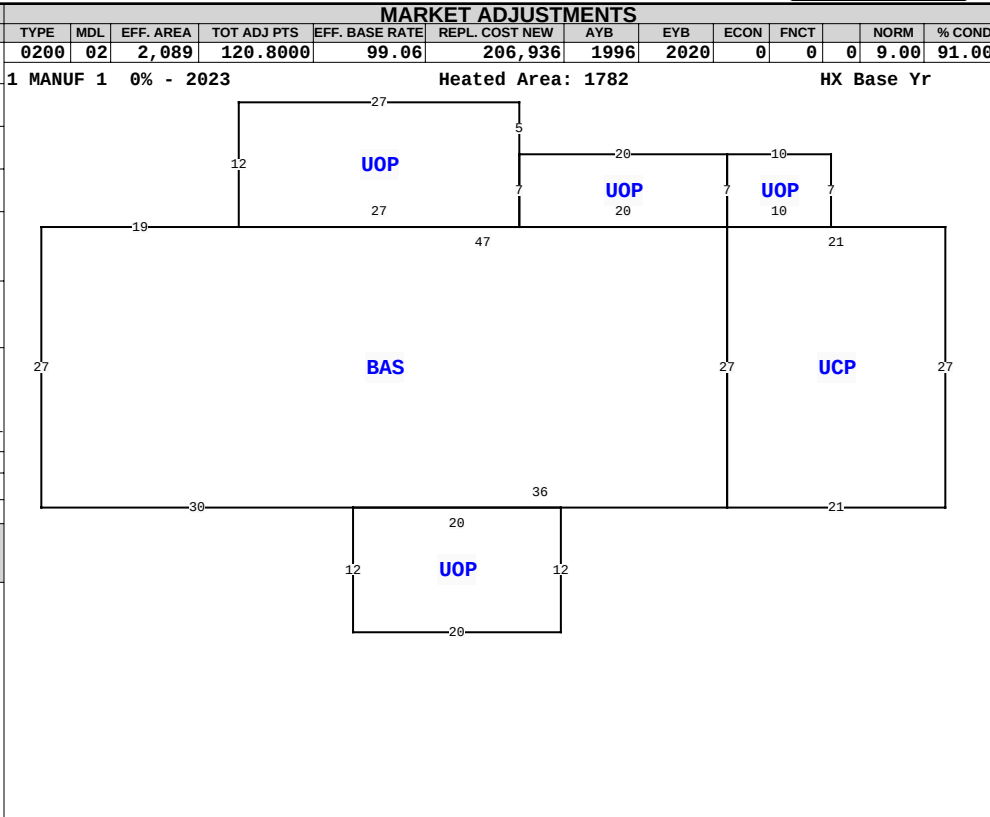
Total Land Value: 16,093

Market: 149,900

Agricultural: 11,093

Common: 5,000

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846 NW JAKE GLN, LAKE CITY

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE 07/28/2022 SPF

TOTAL OB/XF 43,390

LAND DESCRIPTION

LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE

1 0102 C SFR/MH 0 00 0.00 0.00 1.00 AC 1.00 1.00 1.00 5,000.00 5,000.00 5,000

2 5200 A CROPLAND 2 0 A-1 0.00 0.00 29.98 AC 1.00 1.00 1.00 370.00 370.00 11,093

3 9910 M MKT. VAL. AG 0 00 0.00 0.00 29.98 AC 1.00 1.00 1.00 5,000.00 5,000.00 149,900

OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

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COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION BY VALUATION SUMMARY STANDARD

Tax Group: 3 Tax Dist: 188,312

BUILDING MARKET VALUE 57,990

TOTAL MARKET OB/XF VALUE 154,900

TOTAL LAND VALUE - MARKET 262,395

TOTAL MARKET VALUE 0

SOH/AGL Deduction 262,395

ASSESSED VALUE 0

TOTAL EXEMPTION VALUE 262,395

BASE TAXABLE VALUE 401,202

TOTAL JUST VALUE 0

NCON VALUE 0

INCOME VALUE 405,340

PREVIOUS YEAR MKT VALUE

SALE:1:1: 22 ACRES \$.70 STAMPS

XF0B:1:1: NO TITLE-ASSESS ON XF0B-PER DC

BLDG:1:1: CLAS MH

PERMIT NUM DESCRIPTION AMT ISSUED

10893 M H 125 03/15/1996

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1470/1660 7/05/2022 WD U I 11 100

GRANTOR: WILLIAMS ALBERT

GRANTEE: ARCH CREEK ANIMAL C

1469/869 6/17/2022 WD Q I 01 475,000

GRANTOR: LITTLE PERRY A

GRANTEE: WILLIAMS ALBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S27 E30 UOP= S12 E20 N12 W20\$ E36 UCP= E21 N27 W21

S27\$ N27 UOP= E10 N7 W10 S7\$ UOP= N7 W20 UOP= N5 W27 S12 E27

N7\$ S7 E20\$ W47\$.

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