E1/2 OF SW1/4 OF NE1/4.

790-625, 1026-2457, 1045-1972, W

RLC EMPIRE LLC
19046 BRUCE B DOWNS BLVD #1130
TAMPA, FL 33647

2026

25-2S-15-00092-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	25215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	7,580
SOH/AGL Deduction	0
ASSESSED VALUE	7,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,580
TOTAL JUST VALUE	90,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

SALE:1:1: AMENDMENT TO AGREEMENT-RELEASE OF INT ET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2578	2/11/2025	WD	U	V	11	100
GRANTOR: CARTER RODERICK LUTRE						
GRANTEE: RLC EMPIRE LLC						
1026/2457	9/16/2004	QC	Q	V	06	100
GRANTOR: BILLIE & MARGARET E C						
GRANTEE: RODERICK L CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		00	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
2	6200	A	PASTURE 3	0					8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	20.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	90,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 20.00 Total Land Value: 7,580 Market: 90,000 Agricultural: 7,580 Common: 0 PRINTED 11/12/2025 BY SYS