THIS PRCL IS LYING IN SEC 28 OF
DESC PROP: COMM SW COR LOT 8 BLO
HEIGHTS S/D, RUN S 210 FT FOR PO

LAKE CITY WEM, LLC
414 LAGUNA AVE
KEY LARGO, FL 33037

2026

28-3S-17-05722-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	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

309 NE BUDDY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	16,751
TOTAL MARKET VALUE	24,751
SOH/AGL Deduction	0
ASSESSED VALUE	24,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,751
TOTAL JUST VALUE	24,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/56	4/10/2023	QC	U	I	11	100
GRANTOR: RODNEY PASCAL						
GRANTEE: LAKE CITY WEM, LLC						
1376/0404	1/11/2019	WD	U	I	12	120,000
GRANTOR: DRUMMOND COMMUNITY BA						
GRANTEE: PASCAL RODNEY						

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
1	0040	BARN,POLE	0	0	30	103	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	0	80	30	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	1001	C	MISC COMMERC	0		00	0.00	0.00	5.94	AC		1.00	1.00	0.60	4,700.00	2,820.00	16,751							

REVIEW DATE 09/18/2015 BY DF Total Acres: 5.94 Total Land Value: 16,751 Market: 0 Agricultural: 0 Common: 16,751 PRINTED 11/06/2025 BY SYS