COMM SE COR OF NE1/4 OF NE1/4, R
W 30 FT TO W R/W OF TURNER RD FO
W 285 FT, N 105 FT, E 285 FT TO

RMC RE LLC
1936 OVERVIEW DRIVE
NEW PORT RICHEY, FL 34655

2026

33-3S-16-02440-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

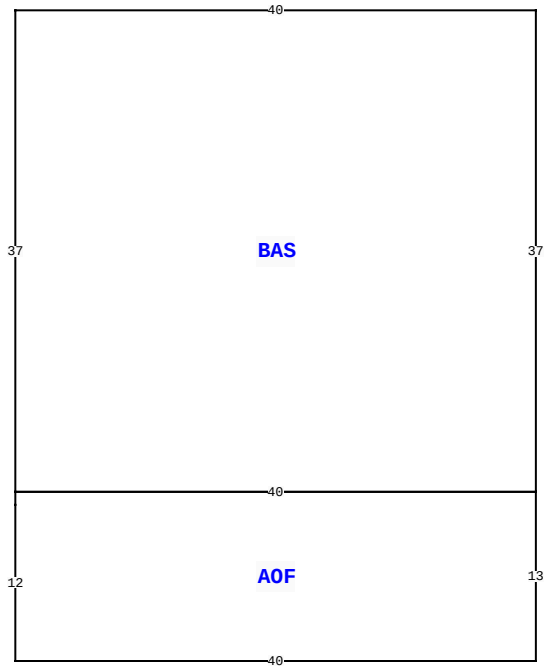
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	520	150		780	16,057
BAS	1,480	100		1,480	30,467
TOTALS	2,000			2,260	46,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,260	90.3000	34.31	77,541	1990	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 2024 Heated Area: 2000 HX Base Yr



434 NW TURNER AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	46,525
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	39,858
TOTAL MARKET VALUE	89,183
SOH/AGL Deduction	0
ASSESSED VALUE	89,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,183
TOTAL JUST VALUE	89,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,183

SALE:1:1: .69 AC OFF HWY-90 ON TURNER RD (7.4)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/846	3/31/2024	QC	U	I	11	100
GRANTOR: RMC CONTACTING LLC						
GRANTEE: RMC RE LLC						
1463/1005	3/31/2022	WD	U	I	37	180,000
GRANTOR: KOGER ROBERT JOE						
GRANTEE: RMC CONTACTING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S37 AOF= S1 S12 E40N13 W40$ E40 N37$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	4800	C	WAREHOUSE	0		00	100.00	270.00	26,572.00	SF		1.00	1.00	1.00	1.50	1.50	39,858							

REVIEW DATE 06/20/2023 BY JB Total Acres: 0.61 Total Land Value: 39,858 Market: 0 Agricultural: 0 Common: 39,858 PRINTED 11/05/2025 BY SYS