THIS PRCL IS PORTION LYING SEC 3
FOLLOWING DESC PROP: COMM SW COR
CAROLYN HEIGHTS S/D, RUN S 210 F

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

2026

33-3S-17-06322-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

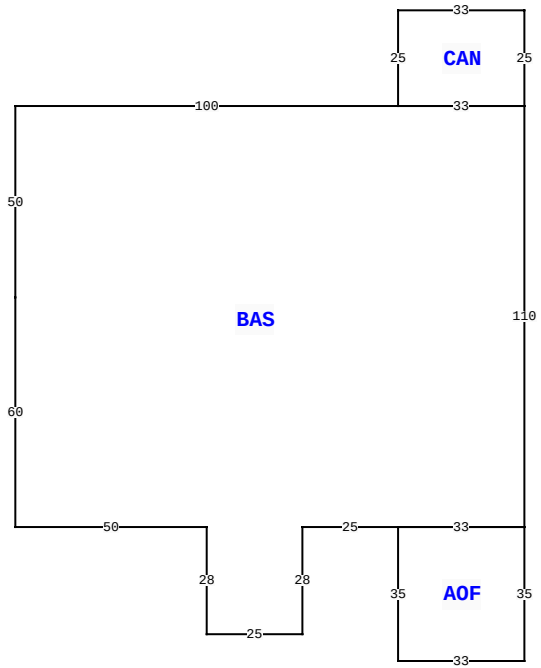
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition		N/A 100
Heating Type		N/A 100
Plumbing		9 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,155	150		1,732	12,453
BAS	15,330	100		15,330	110,223
CAN	825	30		248	1,783
TOTALS	17,310			17,310	124,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	17,310	34.2380	14.38	248,918	1946	1946	0	0	0	50.00	50.00

1 MANUF LGHT 0% - 2024 Heated Area: 16485 HX Base Yr



307 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	124,459
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	5,612
TOTAL MARKET VALUE	132,671
SOH/AGL Deduction	0
ASSESSED VALUE	132,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,671
TOTAL JUST VALUE	132,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,671

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

BAS= W100 S50 S60 E50 S28 E25N28 E25 AOF= S35 E33 N35 W33$ E33 N110 CAN= N25 W33 S25 E33$ W33$.

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	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	4100	C	LIGHT MFG	0		00	0.00	0.00	1.99	AC		1.00	1.00	0.60	4,700.00	2,820.00	5,612							

REVIEW DATE 01/10/2017 BY DF Total Acres: 1.99 Total Land Value: 5,612 Market: 0 Agricultural: 0 Common: 5,612 PRINTED 11/17/2025 BY SYS