LOTS 3, 4, 5, 11, 12, 13 & 14 BL
LULU & THAT PORTION OF CLOSED AL
LOTS RESOL NO 2009R-8 DESC ORB 1

COLUMBIA FLORIDA HOLDINGS TRUST
10211 OLD PLANK RD
JACKSONVILLE, FL 32220

2027

00-00-00-10452-000

BUILDING CHARACTERISTICS

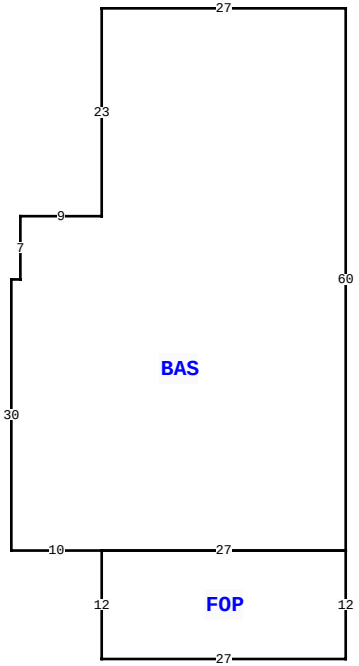
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	35418.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100		1,983	66,936
FOP	324	30		97	3,274
TOTALS	2,307			2,080	70,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	2,080	93.7650	67.51	140,421	1958	1958	0	0	0	50.00	50.00

1 NBHD STORE 0% - 2022 Heated Area: 1983 HX Base Yr



8717 SE STATE ROAD 100 , LULU

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,210
TOTAL MARKET OB/XF VALUE	1,568
TOTAL LAND VALUE - MARKET	5,876
TOTAL MARKET VALUE	77,654
SOH/AGL Deduction	0
ASSESSED VALUE	77,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,654
TOTAL JUST VALUE	77,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27587	REMODEL	241	01/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2087	2/25/2026	QC	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: COLUMBIA FLORIDA HO						
1432/554	3/08/2021	WD	U	I	11	0
GRANTOR: BETA ONE HOLDINGS LLC						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S23 W9 S7 W1 S30 E10 FOP= S12 E27 N12 W27$ E27 N60$.

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	0166	CONC,PAVMT	0	0	0	0	608.00	UT	2.25	2.25	100	0	0	3	100	1,368	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,568

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	1100	C	STORE 1FLR	0			0.00	0.00	23,503.00	SF		1.00	1.00	1.00	0.25	0.25	5,876							

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.54 Total Land Value: 5,876 Market: 0 Agricultural: 0 Common: 5,876 PRINTED 11/17/2026 BY SYS