NE DIV: SE1/4 BLOCK 18.

464-607,608, 890-1676, 892-2501

LAKE CITY PROPERTIES VIII
66 W FLAGLER ST 12TH FLOOR
MIAMI, FL 33130

2027

00-00-00-10895-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 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

652 NE AGGIE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,961
TOTAL MARKET VALUE	4,961
SOH/AGL Deduction	0
ASSESSED VALUE	4,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,961
TOTAL JUST VALUE	4,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
74	DEMOLISH	0	02/26/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/494	5/03/2023	WD	Q	V	01	10,000
GRANTOR: HALAI ASAD						
GRANTEE: LAKE CITY PROPERTIE						
1452/1780	11/04/2021	QC	U	V	11	9,900
GRANTOR: CITY OF LAKE CITY						
GRANTEE: HALAI ASAD						

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	0000	C	VAC RES	0		*I	105.00	105.00	11,025.00	SF		1.00	1.00	0.90	0.50	0.45	4,961							

REVIEW DATE 07/17/2023 BY ME Total Acres: 0.25 Total Land Value: 4,961 Market: 0 Agricultural: 0 Common: 4,961 PRINTED 11/18/2026 BY SYS