NE DIV: W1/2 BLOCK 12 MCELROYS S
753-443, WD 1254-810, WD 1317-26

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

2026

00-00-00-11088-000

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

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	2,693
TOTAL MARKET VALUE	2,693
SOH/AGL Deduction	0
ASSESSED VALUE	2,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,693
TOTAL JUST VALUE	2,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,693

LAND:1:1: 8550 SQ FT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2257	5/22/2023	WD	Q	V	01	4,000
GRANTOR: THE TOM W BROWN REV L						
GRANTEE: LAKE CITY PROPERTIE						
1317/2609	6/24/2016	WD	U	V	30	100
GRANTOR: THOMAS W BROWN						
GRANTEE: THOMAS W BROWN AS T						

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		*RSF	-395.00	90.00	8,550.00	SF		1.00	1.00	0.63	0.50	0.32	2,693							

REVIEW DATE 07/24/2023 BY ME Total Acres: 0.20 Total Land Value: 2,693 Market: 0 Agricultural: 0 Common: 2,693 PRINTED 06/19/2026 BY SYS