NW DIV: 2 ACRES OFF E SIDE BLOCK
748-1412, WD 1217-1804, QC 1245-

LAKE CITY PROPERTIES IX, LLC
66 WEST FLAGER ST 12TH FLOOR
MIAMI, FL 33130

2026

00-00-00-11598-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 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	25,400
TOTAL MARKET VALUE	25,400
SOH/AGL Deduction	0
ASSESSED VALUE	25,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,400
TOTAL JUST VALUE	25,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1064	3/22/2024	WD	Q	V	01	29,500
GRANTOR: EADIE RENNY B III REV						
GRANTEE: LAKE CITY PROPERTIE						
1250/1488	2/25/2013	QC	U	V	11	100
GRANTOR: RENNY B EADIE III						
GRANTEE: RENNY B EADIE III 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	1010	C	COMM ACRGE	0		CI	256.00	340.00	2.00	AC		1.00	1.00	1.00	12,700.00	12,700.00	25,400							

REVIEW DATE 04/03/2024 BY TP Total Acres: 2.00 Total Land Value: 25,400 Market: 0 Agricultural: 0 Common: 25,400 PRINTED 06/22/2026 BY SYS