W DIV: LOTS 1,2,7 & 8 BLOCK
17 OF MOODY'S ADDITION AKA
MOODY'S ADDITION S/D. ALSO

LUIHN VANTEDGE PARTNERS LLC
2950 GATEWAY CENTRE BOULEVARD
MORRISVILLE, NC 27560

2026

00-00-00-12458-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.160 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	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,880
TOTAL LAND VALUE - MARKET	118,919
TOTAL MARKET VALUE	128,799
SOH/AGL Deduction	7,245
ASSESSED VALUE	121,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,554
TOTAL JUST VALUE	128,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1021	5/28/2019	WD	U	I	35	2,009,800
GRANTOR: MOMEX FOODS INC						
GRANTEE: LUIHN VANTEDGE PART						
1318/0087	7/18/2016	QC	U	I	18	19,500
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: MOMEX FOODS INC						

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
1	0260	PAVEMENT-A	0	0	0	0	4,800.00	UT	1.60	1.60	100	2017	2017	3	100	7,680	
2	0164	CONC BIN	0	0	0	0	200.00	UT	11.00	11.00	100	2017	2017	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 9,880

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	1000	C	VACANT COMME	0		CG	0.00	0.00	18,295.20	SF		1.00	1.00	1.00	6.50	6.50	118,919							

REVIEW DATE 02/28/2017 BY CP Total Acres: 0.42 Total Land Value: 118,919 Market: 0 Agricultural: 0 Common: 118,919 PRINTED 06/22/2026 BY SYS