C DIV: S1/3 OF BLOCK 38.

525-05, 582-93, 824-502, WD 1090

TROPICAL MILE LLC
4865 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

00-00-00-12748-000

BUILDING CHARACTERISTICS

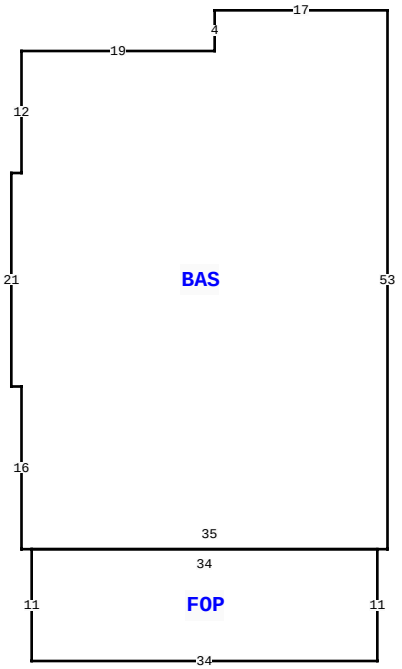
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100		1,853	95,534
FOP	374	30		112	5,774
TOTALS	2,227			1,965	101,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,965	103.9920	76.95	151,207	1940	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2023 Heated Area: 1853 HX Base Yr



182 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	101,309
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	180,809
SOH/AGL Deduction	0
ASSESSED VALUE	180,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,809
TOTAL JUST VALUE	180,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0511	REROOF		06/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/922	3/15/2022	WD	Q	I	01	215,000
GRANTOR: AN EXCELLENT WAY MINI						
GRANTEE: TROPICAL MILE LLC						
1358/0203	4/12/2018	WD	U	I	17	154,000
GRANTOR: STEPHEN N KIRALY						
GRANTEE: AN EXCELLENT WAY MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S4 W19 S12 W1 S21 E1S16 E1 FOP= S11 E34 N11 W34$E35 N53$.

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	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	1700	C	1STORY OFF	0		*CG	70.00	100.00	14,000.00	SF		1.00	1.00	2.00	2.75	5.50	77,000							

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.32 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 11/16/2026 BY SYS