E DIV: BLOCKS 256 & 257 & W1/2 B
(EX 113 SF IN NE COR FOR ADD D O

BATIR HOLDING LAKE CITY, LLC
2173 S WOODLAND BLVD
DELAND, FL 32720

2027

00-00-00-13234-000

BUILDING CHARACTERISTICS

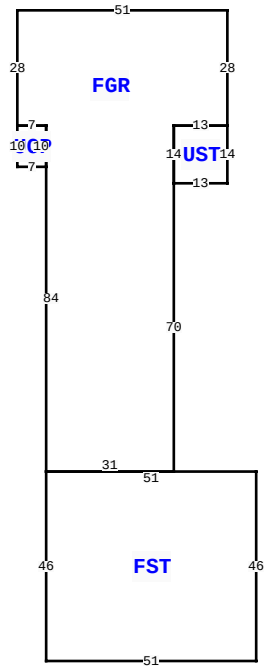
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	4,032	60		2,419	49,723
FST	2,346	50		1,173	24,111
UOP	70	20		14	288
UST	182	40		73	1,501
TOTALS	6,630			3,679	75,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6604	04	3,679	76.1376	41.11	151,244	1957	1957	0	0	0	50.00	50.00

1 VEH SHRM 0% - 2023 Heated Area: 0 HX Base Yr



490 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	1993	1993	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	60,000.00	UT	1.50	1.50	100	2017	2017	3	100	90,000	
3	0253	LIGHTING	0	0	0	0	18.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	27,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	607,262
TOTAL MARKET OB/XF VALUE	118,000
TOTAL LAND VALUE - MARKET	282,524
TOTAL MARKET VALUE	1,007,786
SOH/AGL Deduction	0
ASSESSED VALUE	1,007,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,007,786
TOTAL JUST VALUE	1,007,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,007,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047418	Electrical Servic	64,481	06/08/2023
965	DEMOLISH	0	11/06/2015
919	COMMERCIAL	0	11/03/2015
3656	ADDN COMM	62	03/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/640	12/07/2022	WD	Q	I	05	3,000,000

GRANTOR: RONSONET NORBIE

GRANTEE: BATIR HOLDING LAKE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=0,0] W51 S28 E7 S84 E31 N70 N14 E13 N28 $
FST=[ORIG=-44,112] S46 E51 N46 W51 $
UST=[ORIG=-13,42] N14 E13 S14 W13 $
UOP=[ORIG=-51,28] S10 E7 N10 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 118,000

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	2700	C	AUTO SALES	0		*CI	424.00	197.00	80,721.00	SF		1.00	1.00	1.00	3.50	3.50	282,524							

REVIEW DATE 01/26/2023 BY ME Total Acres: 1.85 Total Land Value: 282,524 Market: 0 Agricultural: 0 Common: 282,524 PRINTED 11/16/2026 BY SYS

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(EX 113 SF IN NE COR FOR ADD D O

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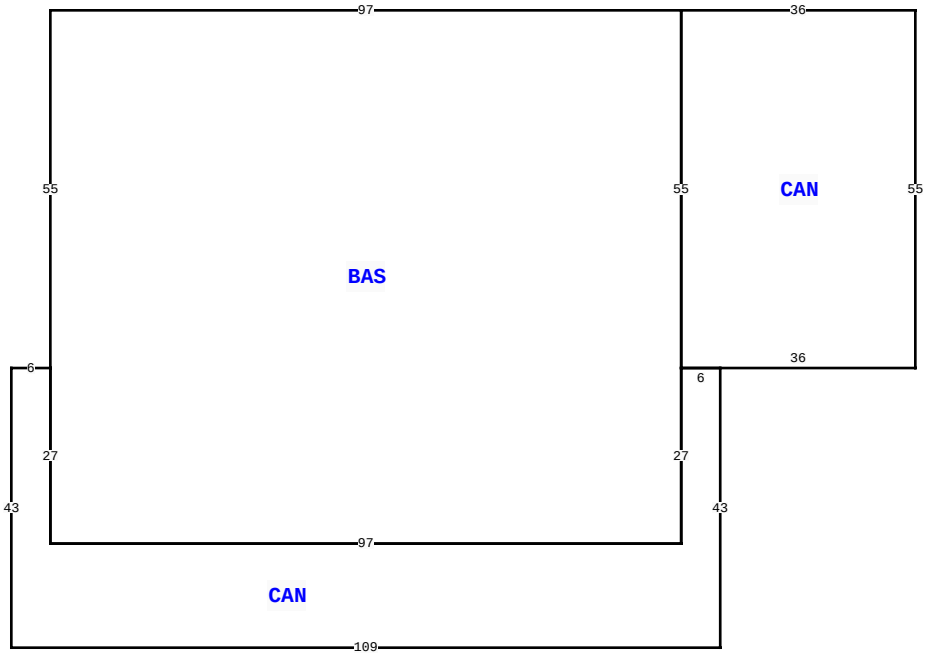
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,954	100		7,954	461,241
CAN	1,980	30		594	34,445
CAN	2,068	30		620	35,953
TOTALS	12,002			9,168	531,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6604	04	9,168	114.2335	61.69	565,574	2017	2017	0	0	0	6.00	94.00

3 VEH SHRM 0% - 2023 Heated Area: 7954 HX Base Yr



490 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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GRANTOR: RONSONET NORBIE

GRANTEE: BATIR HOLDING LAKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W97 S55 CAN= W6 S43 E109 N43 W6 S27 W97 N27$ S27 E97 N27 CAN= E36 N55 W36 S55$ N55$.

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

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