E DIV: W1/2 OF NE1/4 BLOCK 265.
357-507, WD 884-93, WD 1482-640,

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

**2026**

**00-00-00-13268-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## 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 | 9,500 |
| TOTAL MARKET VALUE | 9,500 |
| SOH/AGL Deduction | 1,663 |
| ASSESSED VALUE | 7,837 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,837 |
| TOTAL JUST VALUE | 9,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 933 | DEMOLISH | 0 | 11/04/2015 |
| | | | |
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## 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 | | | | | | |
| 0884/0093 | 7/07/1999 | WD | Q | I | | 15,000 |
| GRANTOR: RUH | | | | | | |
| GRANTEE: RONSONET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

500 SE NASSAU ST, LAKE CITY

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | -350.00 | 95.00 | 4,750.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 9,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.11 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 06/09/2026 BY SYS