E DIV: SW1/4 EX RD BLOCK 265.
471-587, 674-032, 674-33, 712-75

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

2026

00-00-00-13269-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

179 SE MCCRAY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	17,100
TOTAL MARKET VALUE	17,100
SOH/AGL Deduction	2,993
ASSESSED VALUE	14,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,107
TOTAL JUST VALUE	17,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,825

SALE:4:1: CHECKED TWICE-PAID TOO MUCH

SALE:3:1: REPO

SALE:2:1: OWNER FINANCE

SALE:1:1: REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000516	DEMOLISH		

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 SR						
GRANTEE: BATIR HOLDING LAKE						
1104/0515	11/30/2006	WD	Q	I		60,000
GRANTOR: NORMA JEAN DICKS TRUS						
GRANTEE: NORBIE RONSONET SR						

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	0000	C	VAC RES	0		*RSF	-395.00	90.00	8,550.00	SF		1.00	1.00	1.00	2.00	2.00	17,100							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.20 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 06/09/2026 BY SYS