S DIV: PART OF LOT 9, DESC AS TH
WEST 25 FT, AS LIES S OF BAYA AV
LOTS 10 & 11 DESC AS BEG AT SW C

EWE LAKE CITY LLC
10165 NW 19TH ST
MIAMI, FL 33172

2027

00-00-00-13679-000

BUILDING CHARACTERISTICS

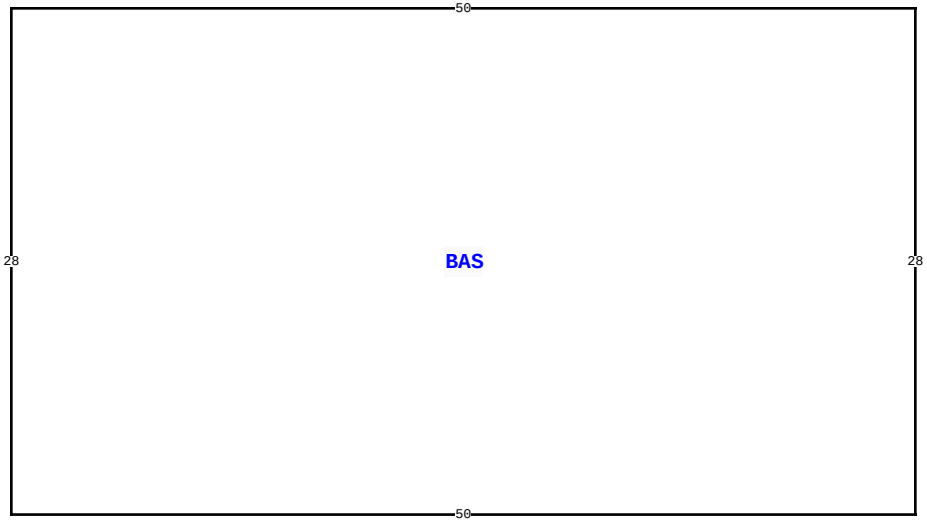
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	32,023
TOTALS	1,400			1,400	32,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	04	1,400	89.8380	34.14	47,796	1991	2000	0	0	0	33.00	67.00

3 WAREH STOR 0% - 2026 Heated Area: 1400 HX Base Yr



588 SE BAYA DR, 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	10,570.00	UT	2.00	2.00	100	2012	2012	3	100	21,140	
2	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2012	2012	3	100	3,000	
3	0140	CLFENCE 6	0	0	0	0	835.00	UT	7.50	7.50	100	2012	2012	3	100	6,263	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	32,023
TOTAL MARKET OB/XF VALUE	30,403
TOTAL LAND VALUE - MARKET	126,748
TOTAL MARKET VALUE	189,174
SOH/AGL Deduction	0
ASSESSED VALUE	189,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,174
TOTAL JUST VALUE	189,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,174

COA PER PHONE CALL WITH KIMBERLY CARLTON

SALE:3:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1561	12/15/2025	WD	Q	I	05	820,000
GRANTOR: RENTOKIL NORTH AMERIC						
GRANTEE: EWE LAKE CITY LLC						
1223/1047	10/11/2011	WD	U	I	37	51,500
GRANTOR: CLIFTON W WILSON JR						
GRANTEE: FLORIDA PEST CONTRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S28 E50 N28$.

LAND DESCRIPTION

TOTAL OB/XF 30,403

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		*RO	0.00	0.00	46,090.00	SF		1.00	1.00	1.00	2.75	2.75	126,748							

REVIEW DATE 03/05/2026 BY TP Total Acres: 1.06 Total Land Value: 126,748 Market: 0 Agricultural: 0 Common: 126,748 PRINTED 11/17/2026 BY SYS