S DIV: LOTS 14, 15 & THE E 10.25
17 & THE S 48 FT OF LOT 18 & THE
THE N 12 FT OF LOT 18 LESLIE S/D

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

2027

00-00-00-13682-000

BUILDING CHARACTERISTICS

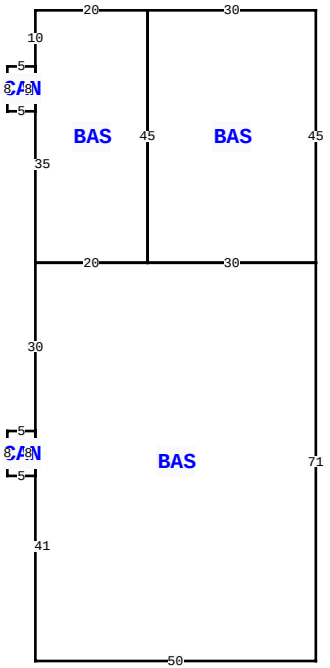
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		10 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	43,826
BAS	1,350	100		1,350	65,739
BAS	3,550	100		3,550	172,869
CAN	40	30		12	584
CAN	40	30		12	584
TOTALS	5,880			5,824	283,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,824	98.2140	72.68	423,288	1967	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2026 Heated Area: 5800 HX Base Yr



536 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	0260	PAVEMENT-A	0	0	0	0	13,191.00	UT	0.90	0.90	40	0	0	3	40	4,749	
2	0140	CLFENCE 6	0	0	0	0	375.00	UT	7.50	7.50	100	0	0	3	100	2,813	
3	0166	CONC,PAVMT	0	0	0	0	2,500.00	UT	2.00	2.00	100	2012	2012	3	100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	283,603
TOTAL MARKET OB/XF VALUE	12,562
TOTAL LAND VALUE - MARKET	77,082
TOTAL MARKET VALUE	373,247
SOH/AGL Deduction	0
ASSESSED VALUE	373,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,247
TOTAL JUST VALUE	373,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,247

BLDG:1:1: FL PEST CONTROL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2490	ADDN COMM	230	03/02/2012

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N45 E30 S45 W30$ BAS= N45 W20 S10 CAN= W5 S8 E5 N8$ S35 E20 $ W20 S30 CAN= W5 S8 E5 N8 $ S41 E50 N71$.

LAND DESCRIPTION

TOTAL OB/XF 12,562

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	130.00	175.00	28,030.00	SF		1.00	1.00	1.00	2.75	2.75	77,082							

REVIEW DATE 03/05/2026 BY TP Total Acres: 0.64 Total Land Value: 77,082 Market: 0 Agricultural: 0 Common: 77,082 PRINTED 11/17/2026 BY SYS