S DIV: BEG SE COR OF BLOCK 302, THE NW COR OF CAMP & CHURCH ST, 211 FT, S 115.33 FT, E 211 FT TO

BTI 1179, LLC
42 BROADWAY, 12TH FLOOR
NEW YORK, NY 10004

2027

00-00-00-13771-000

BUILDING CHARACTERISTICS

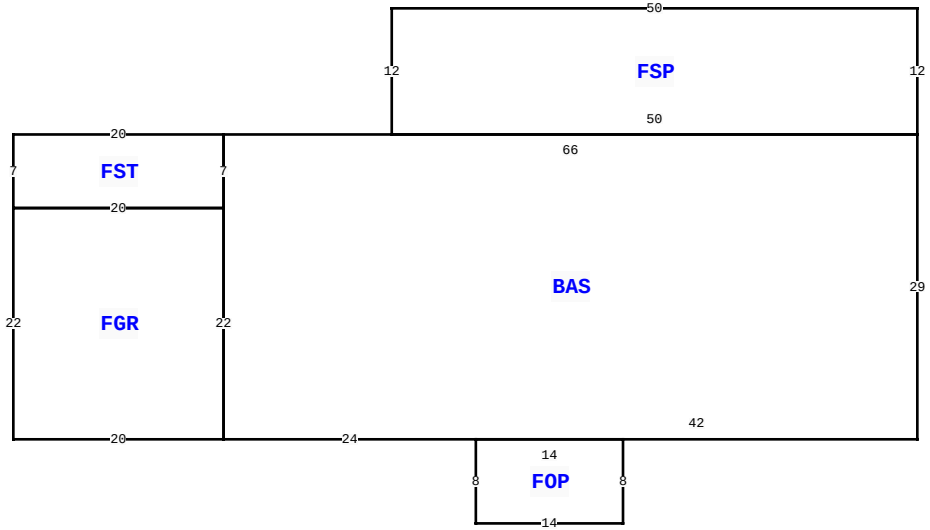
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,914	100		1,914	140,944
FGR	440	55		242	17,820
FOP	112	30		34	2,504
FSP	600	40		240	17,674
FST	140	55		77	5,670
TOTALS	3,206			2,507	184,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	102.9888	113.29	284,018	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1914 HX Base Yr



404 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	184,612
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	30,781
TOTAL MARKET VALUE	216,893
SOH/AGL Deduction	0
ASSESSED VALUE	216,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,893
TOTAL JUST VALUE	216,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,249

LAND:2:1: 3950 SQ FT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045096	Roof Replacement	14,000	08/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2416	8/26/2026	QC	U	I	11	100
GRANTOR: EKRE OF FL, LLC						
GRANTEE: BTI 1179, LLC						
1519/107	7/10/2024	WD	Q	I	01	238,000
GRANTOR: COLLINS JOANN						
GRANTEE: EKRE OF FL, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W50S12E50$BAS= W66 FST= W20 S7 E20 N7$ S7 FGR= W20 S22 E20 N22$ S22 E24 FOP= S8 E14 N8 W14$ E42 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0133	C	SFR LAKE	0		00	0.00	0.00	17,575.00	SF		1.00	1.00	1.00	1.75	1.75	30,756							
2	9520	C	LAKE	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25.00	25.00	25							

REVIEW DATE 11/22/2024 BY TP Total Acres: 0.40 Total Land Value: 30,781 Market: 0 Agricultural: 0 Common: 30,781 PRINTED 11/17/2026 BY SYS