S DIV: LOTS 1 THRU 6 BLOCK 1 & L
BLOCK 4 LAKE FORREST PARK S/D &
STREET & ALLEY JOINING THESE LOT

19 EAST RD LLC
7226 SW 53RD AVE
MIAMI, FL 33143

2027

00-00-00-14220-000

BUILDING CHARACTERISTICS

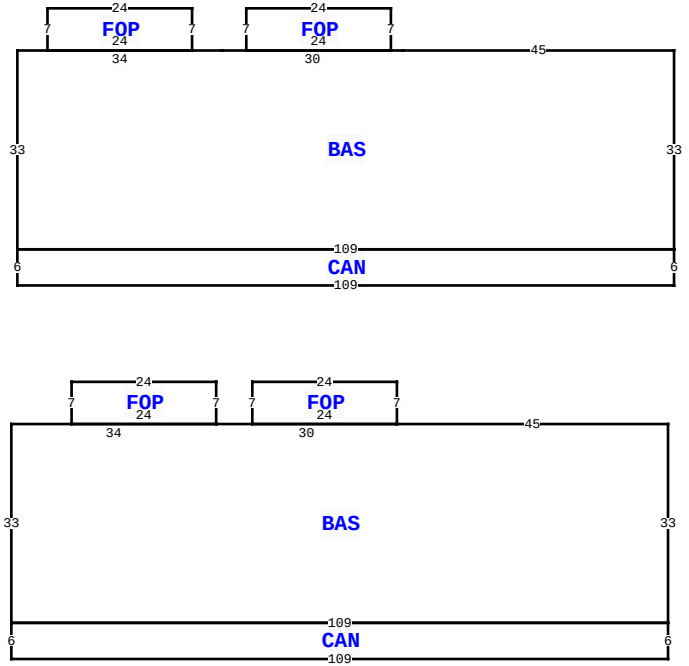
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		10 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
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	3,597	100		3,597	101,506
BAS	3,597	100		3,597	101,506
CAN	654	30		196	5,531
CAN	654	30		196	5,531
FOP	168	30		50	1,411
FOP	168	30		50	1,411
FOP	168	30		50	1,411
FOP	168	30		50	1,411
TOTALS	9,174			7,786	219,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	7,786	99.5355	62.71	488,260	1968	1968	0	0	5	50.00	45.00

1 M/FAM LOW 0% - 0 Heated Area: 7194 HX Base Yr



438 SE ALLEN PL, 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	1.00	UT	0.00	0.00	100	1968	1968	3	100	3,231	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	865,556
TOTAL MARKET OB/XF VALUE	6,231
TOTAL LAND VALUE - MARKET	180,180
TOTAL MARKET VALUE	1,051,967
SOH/AGL Deduction	0
ASSESSED VALUE	1,051,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,051,967
TOTAL JUST VALUE	1,051,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,051,967

LAND:1:2: ADJ;4 ADJ FOR MULTI FAM

LAND:1:1: ADJ-3 ADJ FOR SIZE 3 ACRES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4004	DEMOLISH	25	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1001	10/07/2026	WD	Q	I	01	3,420,000
GRANTOR: RIGSBY RENTALS, INC.						
GRANTEE: 19 EAST RD LLC						
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N33 W45 W30 W34 S33 E109 $
BAS=[ORIG=1,-62] N33 W45 W30 W34 S33 E109 $
CAN=[ORIG=-109,0] S6 E109 N6 W109 $
CAN=[ORIG=-108,-62] S6 E109 N6 W109 $
FOP=[ORIG=-45,-33] N7 W24 S7 E24 $
FOP=[ORIG=-75,-33] N7 W24 S7 E24 $
FOP=[ORIG=-46,-95] N7 W24 S7 E24 $
FOP=[ORIG=-79,-95] N7 W24 S7 E24 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,231

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	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	138,600.00	SF		1.00	1.00	0.65	2.00	1.30	180,180							

REVIEW DATE 12/01/2021 BY ME Total Acres: 3.18 Total Land Value: 180,180 Market: 0 Agricultural: 0 Common: 180,180 PRINTED 11/16/2026 BY SYS

S DIV: LOTS 1 THRU 6 BLOCK 1 & L
BLOCK 4 LAKE FORREST PARK S/D &
STREET & ALLEY JOINING THESE LOT

19 EAST RD LLC
7226 SW 53RD AVE
MIAMI, FL 33143

2027

00-00-00-14220-000

BUILDING CHARACTERISTICS

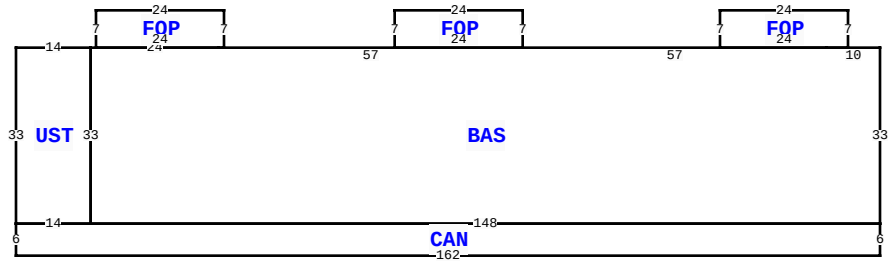
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

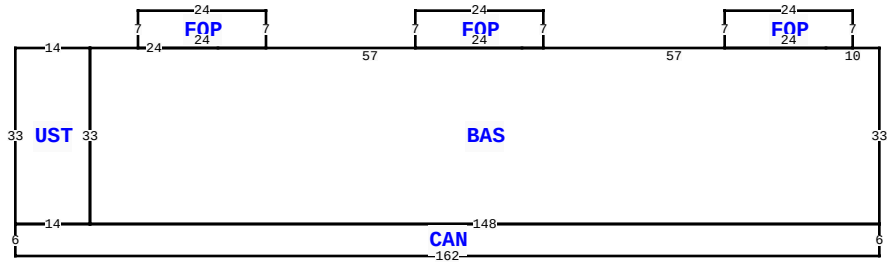
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,884	100		4,884	136,330
BAS	4,884	100		4,884	136,330
CAN	972	30		292	8,151
CAN	972	30		292	8,151
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
TOTALS	13,644			11,068	308,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	11,068	98.4555	62.03	686,548	1968	1968	0	0	5	50.00	45.00

2 M/FAM LOW 0% - 0 Heated Area: 9768 HX Base Yr





** This building has 12 Sub-Areas

438 SE ALLEN PL, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	865,556
TOTAL MARKET OB/XF VALUE	6,231
TOTAL LAND VALUE - MARKET	180,180
TOTAL MARKET VALUE	1,051,967
SOH/AGL Deduction	0
ASSESSED VALUE	1,051,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,051,967
TOTAL JUST VALUE	1,051,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,051,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1001	10/07/2026	WD	Q	I	01	3,420,000
GRANTOR: RIGSBY RENTALS, INC.						
GRANTEE: 19 EAST RD LLC						
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-2,-33] N33 W10 W57 W57 W24 S33 E148 $
BAS=[ORIG=-4,43] N33 W10 W57 W57 W24 S33 E148 $
CAN=[ORIG=-150,-33] W14 S6 E162 N6 W148 $
CAN=[ORIG=-152,43] W14 S6 E162 N6 W148 $
UST=[ORIG=-150,-66] W14 S33 E14 N33 $
UST=[ORIG=-152,10] W14 S33 E14 N33 $
FOP=[ORIG=-8,-66] N7 W24 S7 E24 $
FOP=[ORIG=-69,-66] N7 W24 S7 E24 $
FOP=[ORIG=-125,-66] N7 W24 S7 E24 $
FOP=[ORIG=-9,10] N7 W24 S7 E24 $
FOP=[ORIG=-67,10] N7 W24 S7 E24 $
FOP=[ORIG=-119,10] N7 W24 S7 E24 $

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

REVIEW DATE 12/01/2021 BY ME Total Acres: 3.18 Total Land Value: 180,180 Market: 0 Agricultural: 0 Common: 180,180 PRINTED 11/16/2026 BY SYS

S DIV: LOTS 1 THRU 6 BLOCK 1 & L
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BUILDING CHARACTERISTICS

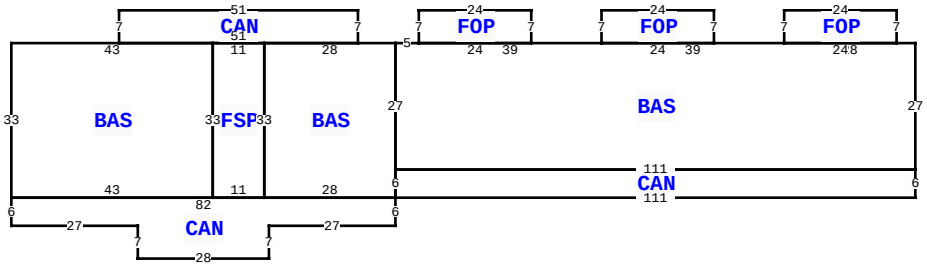
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		17 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
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	1,848	100		1,848	51,060
BAS	2,838	100		2,838	78,414
BAS	5,994	100		5,994	165,614
CAN	357	30		107	2,957
CAN	1,332	30		400	11,052
CAN	1,376	30		413	11,411
FOP	336	30		101	2,790
FOP	336	30		101	2,790
FOP	336	30		101	2,790
FSP	726	40		290	8,013
TOTALS	15,479			12,193	336,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	12,193	97.4610	61.40	748,650	1968	1968	0	0	5	50.00	45.00

3 M/FAM LOW 0% - 0 Heated Area: 10680 HX Base Yr



438 SE ALLEN PL, 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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TOTAL LAND VALUE - MARKET	180,180
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ASSESSED VALUE	1,051,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,051,967
TOTAL JUST VALUE	1,051,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,051,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: 19 EAST RD LLC						
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=2;ORIG=0,0] N27 W28 W39 W39 W5 S27 E111 $
BAS=[MULTIPLIER=2;ORIG=-150,6] N33 W43 S33 E43 $
BAS=[MULTIPLIER=2;ORIG=-111,0] N27 W28 S33 E28 N6 $
CAN=[MULTIPLIER=2;ORIG=-111,6] S6 W27 S7 W28 N7 W27 N6 E82 $
CAN=[MULTIPLIER=2;ORIG=-111,0] E111 S6 W111 N6 $
FSP=[MULTIPLIER=2;ORIG=-139,6] N33 W11 S33 E11 $
CAN=[ORIG=-170,-34] S7 E51 N7 W51 $
FOP=[MULTIPLIER=2;ORIG=-28,-27] N7 E24 S7 W24 $
FOP=[MULTIPLIER=2;ORIG=-67,-27] N7 E24 S7 W24 $
FOP=[MULTIPLIER=2;ORIG=-106,-27] N7 E24 S7 W24 $
.

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

REVIEW DATE 12/01/2021 BY ME Total Acres: 3.18 Total Land Value: 180,180 Market: 0 Agricultural: 0 Common: 180,180 PRINTED 11/16/2026 BY SYS