UNITS 301 THRU 306 BASCOM SQUARE CONDO RECORDED IN ORB 1234-282 ( OF CONDO).

ESS LAKE CITY LLC
PO BOX 555028
ORLANDO, FL 32855

**2027**

**01-4S-16-02700-005**

## BUILDING CHARACTERISTICS

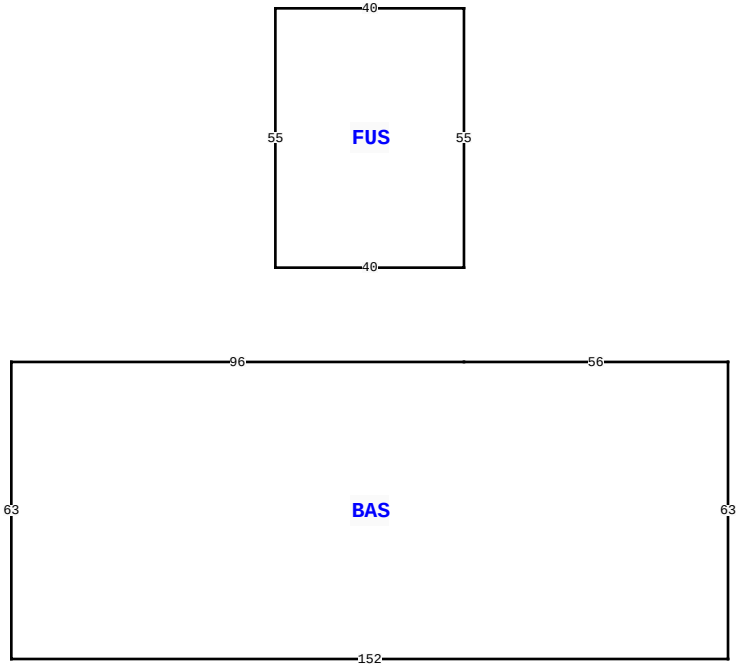
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 27 | PREFIN MTL 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 17 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 0 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 1900 | PROFESS SVC/BLD |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 9,576 | 100 | | 9,576 | 851,440 |
| FUS | 2,200 | 100 | | 2,200 | 195,611 |
| TOTALS | 11,776 | | | 11,776 | 1,047,051 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5100 | 04 | 11,776 | 114.8364 | 102.20 | 1,203,507 | 2011 | 2011 | 0 | 0 | 0 | 13.00 | 87.00 |

1 OFFC CONDO 0% - 2023 Heated Area: 11776 HX Base Yr




1211 SW BASCOM NORRIS, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 | 1,047,051 |
| TOTAL MARKET OB/XF VALUE | 6,000 |
| TOTAL LAND VALUE - MARKET | 13 |
| TOTAL MARKET VALUE | 1,053,064 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,053,064 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,053,064 |
| TOTAL JUST VALUE | 1,053,064 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,053,064 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047569 | Remodel | 180,000 | 06/29/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1472/57 | 7/25/2022 | WD | U | I | 37 | 1,000,000 |
| GRANTOR: BASCOM NORRIS DEVELOP | | | | | | |
| GRANTEE: ESS LAKE CITY LLC | | | | | | |
| 1124/0057 | 7/02/2007 | WD | Q | V | | 372,500 |
| GRANTOR: MABILE & BULLARD ENTE | | | | | | |
| GRANTEE: BASCOM NORRIS DEVEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 PTR=N20 FUS= N55 W40 S55 E40$ S20$ W96 S63 E152 N63$.

## 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 | 0100 | ELEV.PASS | 0 | 0 | 0 | 0 | 1.00 | UT | 20,000.00 | 20,000.00 | 70 | 2011 | 2011 | 3 | 30 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 1900 | C | PROF BLDG | 0 | | A-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 13.00 | 13.00 | 13 | | | | | | | |

REVIEW DATE 03/04/2026 BY ME Total Acres: 2.00 Total Land Value: 13 Market: 0 Agricultural: 0 Common: 13 PRINTED 11/17/2026 BY SYS