COMM AT SE COR OF LOT 1
GATEWAY CENTER SOUTH UNIT ONE
RUN NE 60 FT TO W R/W OF I-75,

TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

2027

02-4S-16-02712-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,112
TOTAL MARKET VALUE	2,112
SOH/AGL Deduction	0
ASSESSED VALUE	2,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,112
TOTAL JUST VALUE	2,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/2004	12/02/2011	WD	U	V	35	115,400
GRANTOR: UNITED OUTDOOR MEDIA						
GRANTEE: TLC PROPERTIES INC						
1111/1541	2/21/2007	WD	Q	V		77,000
GRANTOR: PVC LAND TRUST						
GRANTEE: UNITED OUTDOOR MEDI						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	1000	C	VACANT COMME	0			0.00	0.00	0.06	AC		1.00	1.00	1.00	33,000.00	33,000.00	2,112							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 0.06 Total Land Value: 2,112 Market: 0 Agricultural: 0 Common: 2,112 PRINTED 11/17/2026 BY SYS