COMM AT SE COR LOT 1, GATEWAY
CENTER SOUTH UNIT 1, RUN N 65
DG E 60 FT TO W R/W I-75, SE

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

2026

02-4S-16-02713-999

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

732 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,234
TOTAL MARKET VALUE	3,234
SOH/AGL Deduction	0
ASSESSED VALUE	3,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,234
TOTAL JUST VALUE	3,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3869	COMMERCIAL	200	08/17/2006

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						
1088/1040	7/27/2006	WD	Q	V	03	77,000
GRANTOR: DANIEL CRAPPS & RICHA						
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	0.07	AC		1.00	1.00	1.40	33,000.00	46,200.00	3,234							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 0.07 Total Land Value: 3,234 Market: 0 Agricultural: 0 Common: 3,234 PRINTED 06/23/2026 BY SYS