

BEG SW COR LOT 11 FLORIDA GATEWAY  
 UNIT 1, RUN N 65 DG E 364.95 FT,  
 FT, N 65 DG E 124.08 FT TO W'RLY

FRHP LINCOLNSHIRE, LLC  
 250 PARKWAY DR, SUITE 270  
 LINCOLNSHIRE, IL 60069

2026

02-4S-16-02714-196



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																								
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																						
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 835,200 <b>TOTAL MARKET VALUE</b> 835,200 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 835,200 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 835,200 <b>TOTAL JUST VALUE</b> 835,200 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 835,200																																																								
DOR CODE 1000 VACANT COMMERCIAL																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																								
MAP NUM																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1455/2600</td> <td>12/21/2021</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>4,000,000</td> </tr> </tbody> </table> GRANTOR: TCRV OF LAKE CITY LLC GRANTEE: FRHP LINCOLNSHIRE, 1220/2708 8/23/2011 WD U V 11 100 GRANTOR: RONALD K FLEMING & BY GRANTEE: TCRV OF LAKE CITY L										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1455/2600	12/21/2021	WD	Q	I	05	4,000,000																																	
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