

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									
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 835,200 TOTAL MARKET VALUE 835,200 SOH/AGL Deduction 0 ASSESSED VALUE 835,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 835,200 TOTAL JUST VALUE 835,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 835,200											
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED 											
MAP NUM																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1455/2600 12/21/2021 WD Q I 05 4,000,000 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											
NEIGHBORHOOD/LOC 2416.00 1.00/																				BUILDING NOTES 											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE 										BLD DATE LGL DATE XF DATE LAND DATE 05/13/2026 MLU INC DATE AG DATE										BUILDING DIMENSIONS 											
TOTALS																															
EXTRA FEATURES																															
L N	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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	8.70	AC		1.00	1.00	0.80	120,000.00	96,000.00	835,200														
REVIEW DATE 05/13/2026 BY MLU Total Acres: 8.70 Total Land Value: 835,200 Market: 0 Agricultural: 0 Common: 835,200 PRINTED 06/22/2026 BY SYS																															