LOT 11 FLORIDA GATEWAY CENTER SO
949-263, WD 1129-1057, WD 1220-2

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

2026

02-4S-16-02714-311

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	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	96,000
SOH/AGL Deduction	0
ASSESSED VALUE	96,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,000
TOTAL JUST VALUE	96,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
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						

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		CG	0.00	0.00	1.00	AC		1.00	1.00	0.80	120,000.00	96,000.00	96,000							

REVIEW DATE 05/13/2026 BY MLU Total Acres: 1.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 06/22/2026 BY SYS