LOT 4 COUMBIA COUNTY INDUSTRIAL

847-1904, DC 1170-1369, WD 1170-

RANGEL KARLA
1337 LAKE WHITNEY DR
WINDERMERE, FL 33411

2027

02-4S-17-07479-104

BUILDING CHARACTERISTICS

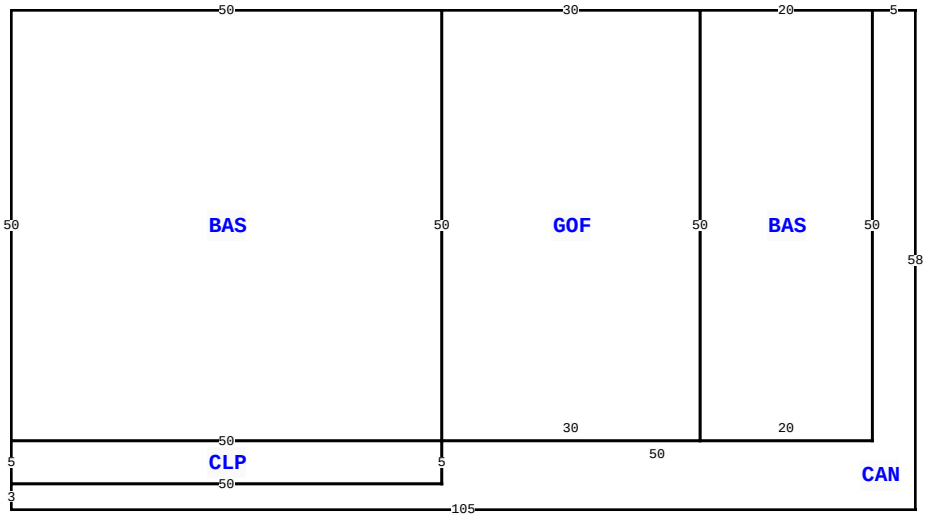
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	35,802
BAS	2,500	100		2,500	89,505
CAN	840	30		252	9,022
CLP	250	60		150	5,371
GOF	1,500	185		2,775	99,350
TOTALS	6,090			6,677	239,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,677	157.0348	59.67	398,417	1997	1997	0	0	0	40.00	60.00

1 PREF M B A 0% - 2025 Heated Area: 5000 HX Base Yr



336 SE NEWELL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0166	CONC,PAVMT	0	0	0	0	8,560.00	UT	1.50	1.50	100	1997	1997	3	100	12,840	
2	0070	CARPORT UF	0	0	40	20	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,050
TOTAL MARKET OB/XF VALUE	16,840
TOTAL LAND VALUE - MARKET	26,520
TOTAL MARKET VALUE	282,410
SOH/AGL Deduction	0
ASSESSED VALUE	282,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,410
TOTAL JUST VALUE	282,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,410

SALE:1:1: 2.08 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054006	Generator		09/08/2025
000046358	Communications To	24,000	01/31/2023
20719	REMODEL	75	05/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1509/2584	3/04/2024	WD	U	I	30	410,000
GRANTOR: L JOY USA LLC						
GRANTEE: RANGEL KARLA						
1170/1370	4/01/2009	WD	Q	I	01	160,000
GRANTOR: VICTORIA S SCHILLER						
GRANTEE: L JOY USA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 GOF= W30 BAS= W50 S50 CLP= S5 E50 N5 W50$ E50 N50$ S50 E30 N50$ S50 E20 N50$ CAN= S50 W50 S5 W50 S3 E105 N58 W5$.

LAND DESCRIPTION

TOTAL OB/XF 16,840

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,120							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,400.00	11,400.00	11,400							

REVIEW DATE 03/17/2026 BY JB Total Acres: 2.08 Total Land Value: 26,520 Market: 0 Agricultural: 0 Common: 26,520 PRINTED 11/16/2026 BY SYS