

COMM NE COR OF SEC, RUN S 1748.5
 FT TO E R/W US-41, RUN N 159.97
 N 130.98 FT, E 200 FT, S 130.98

ELLISVILLE PROPERTY, LLC
 10832 SW 91ST AVE
 OCALA, FL 34481

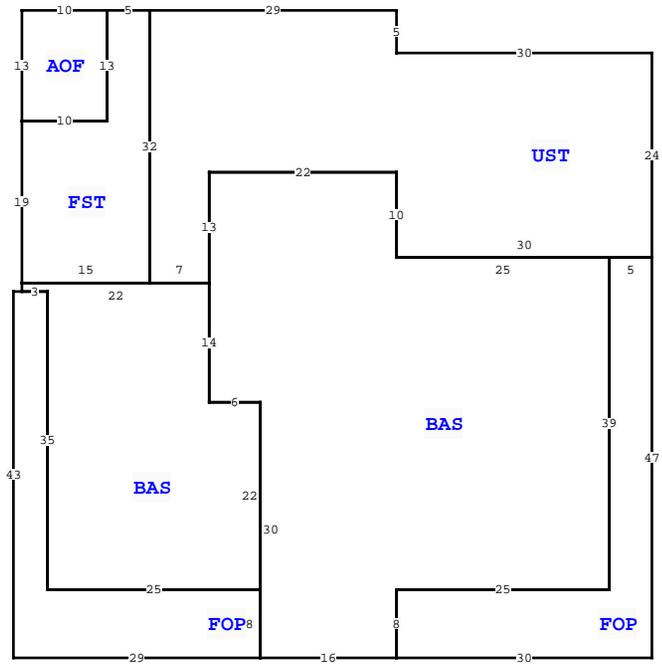
2026

03-6S-17-09575-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	12	100	
Frame	03	MASONRY	100
Story Height	10	100	
RMS	14	100	
Stories	1.	1.	100
Units	0	100	
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	130	110	
BAS	819	100	
BAS	2,049	100	
FOP	372	30	
FOP	435	30	
FST	350	50	
UST	1,362	40	
TOTALS	5,517		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE RETL	0%	0									
Heated Area: 2998 HX Base Yr												



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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	137,188			
TOTAL MARKET OB/XF VALUE	7,245			
TOTAL LAND VALUE - MARKET	71,874			
TOTAL MARKET VALUE	216,307			
SOH/AGL Deduction	0			
ASSESSED VALUE	216,307			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	216,307			
TOTAL JUST VALUE	216,307			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	202,580			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043859	Roof Replacement	38,000	03/08/2022
25950	MAINT/ALTR	30	06/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/1939	12/10/2015	WD Q	Q	I	01	235,000

GRANTOR: ELLISVILLE INVESTMENT
 GRANTEE: ELLISVILLE PROPERTY

BUILDING NOTES	
BUILDING DIMENSIONS	
UST= N24 W30 N5 W29 FST= W5 AOF= W10 S13 E10 N13\$ S13 W10S19 E15 N32\$ S32 E7 N13 E22 S10 E30\$ FOP= W5 BAS= W25 N10 W22 S13 BAS= W22 S1 FOP= W1 S43 E29 N8 W25 N35 W3\$ E3 S35 E25 N22 W6 N14\$ S14 E6 S30 E16 N8 E25 N39\$ S39 W25S8 E30 N47\$.	

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
1	0260	PAVEMENT-A	0	0	70 115		0.90	0.90	100	1995	1995	3 100	7,245	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1100	C	STORE 1FLR	0		CHI	131.00	200.00	26,136.00	SF		1.00	1.00	1.00	2.75	2.75	71,874								