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

2027

03-6S-17-09575-001

BUILDING CHARACTERISTICS

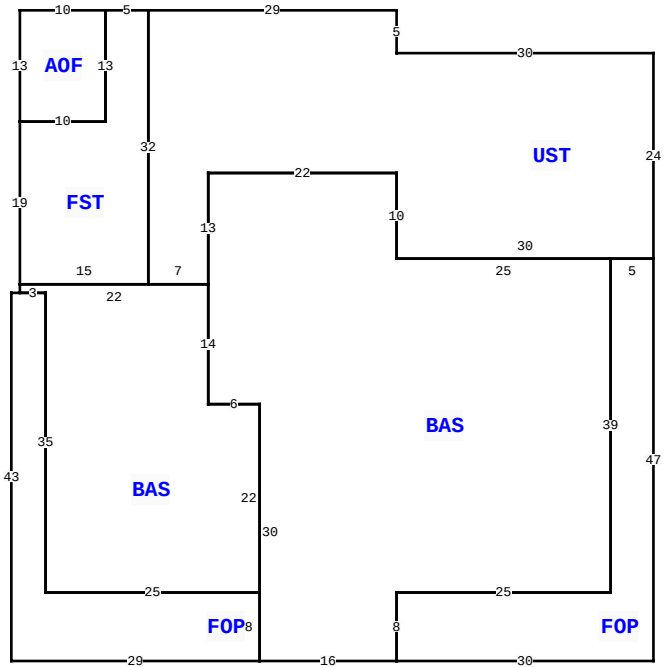
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	130	110		143	4,515
BAS	819	100		819	25,856
BAS	2,049	100		2,049	64,687
FOP	372	30		112	3,536
FOP	435	30		130	4,104
FST	350	50		175	5,525
UST	1,362	40		545	17,206
TOTALS	5,517			3,973	125,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	3,973	98.6513	63.14	250,855	1992	1992	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 2998 HX Base Yr



14075 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,428
TOTAL MARKET OB/XF VALUE	7,245
TOTAL LAND VALUE - MARKET	78,408
TOTAL MARKET VALUE	211,081
SOH/AGL Deduction	0
ASSESSED VALUE	211,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,081
TOTAL JUST VALUE	211,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,081

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	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

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	0260	PAVEMENT-A	0	0	70	115	8,050.00	UT	0.90	0.90	100	1995	1995	3	100	7,245	

LAND DESCRIPTION

TOTAL OB/XF 7,245

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	1100	C	STORE 1FLR	0		CHI	131.00	200.00	26,136.00	SF		1.00	1.00	1.00	3.00	3.00	78,408							

REVIEW DATE 09/26/2017 BY BC Total Acres: 0.60 Total Land Value: 78,408 Market: 0 Agricultural: 0 Common: 78,408 PRINTED 11/16/2026 BY SYS