

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

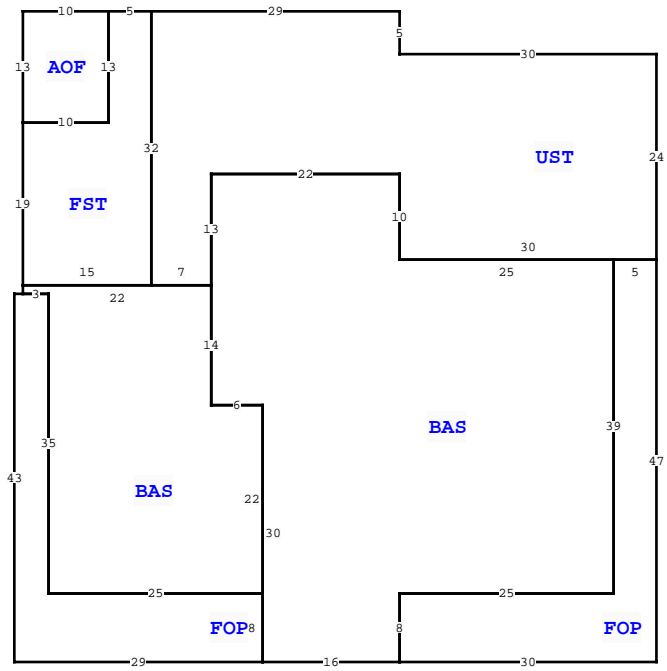
ELLISVILLE PROPERTY, LLC  
 10832 SW 91ST AVE  
 OCALA, FL 34481

**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		250,855	1992	1992	0	0	50.00	50.00	Heated Area: 2998 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
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			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	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	3.00	3.00	78,408							