

COMM AT NW COR OF NE1/4 OF SW1/4  
E 181.45 FT, S 566.51 FT FOR POB  
418.06 FT TO W R/W LINE US-441

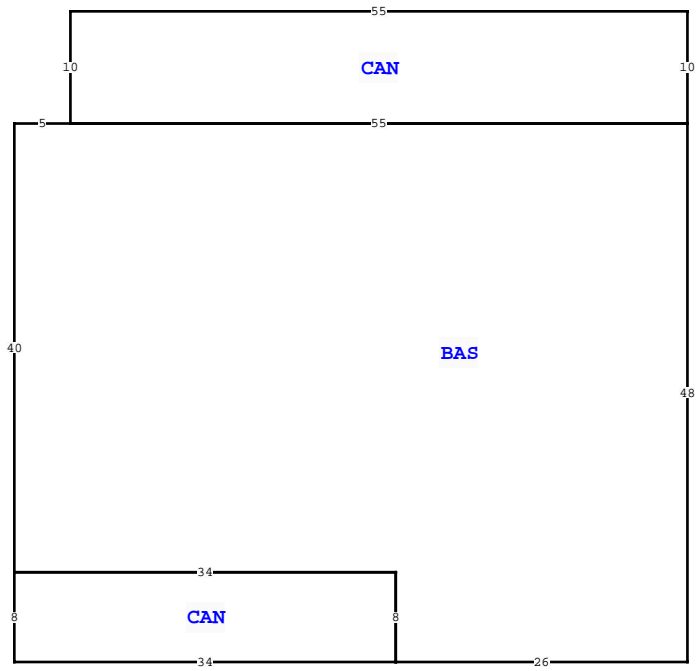
MOYA INVESTMENTS CORP  
8523 SW 157 COURT  
MIAMI, FL 33193

**2026**

05-4S-17-07610-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		2	100
Stories	0	0	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	7200 PRVT SCHL/DAY CARE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,608	100	
CAN	272	30	
CAN	550	30	
TOTALS	3,430		
TOTALS		2,855	66,350

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 DAY CARE	04	2,855	70.4246	46.48	132,700	1970	1970	0	0	50.00	50.00	
Heated Area: 2608 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		100,147	
TOTAL MARKET OB/XF VALUE		14,030	
TOTAL LAND VALUE - MARKET		85,530	
TOTAL MARKET VALUE		199,707	
SOH/AGL Deduction		0	
ASSESSED VALUE		199,707	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		199,707	
TOTAL JUST VALUE		199,707	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047340	Roof Replacement	20,338	05/31/2023
051	COMMERCIAL	24,200	09/30/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/2427	1/04/2019	WD U	U	I	35	500,000
GRANTOR: KOUNTRY KIDS DAYCARE						
GRANTEE: MOYA INVESTMENTS CO						
1307/0663	12/24/2015	WD U	U	I	30	165,000
GRANTOR: DOWNTOWN PROPERTY HOL						
GRANTEE: KOUNTRY KIDS DAYCAR						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	2003
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012
6	0169	FENCE/WOOD	0	0	0	0	450.00	UT	15.50	15.50	100	2017
7	0120	CLFENCE 4	0	0	0	0	550.00	UT	5.50	5.50	60	2017

TOTAL OB/XF												
14,030												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W5 S40 CAN= S8 E34 N8 W34\$ E34 S8 E26 N48 CAN= N10 W55 S10 E55\$ W55\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	7200	C	SCHOOL PRI	0		00	0.00	0.00	81,457.00	SF		1.00

