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

2027

05-4S-17-07610-000

BUILDING CHARACTERISTICS

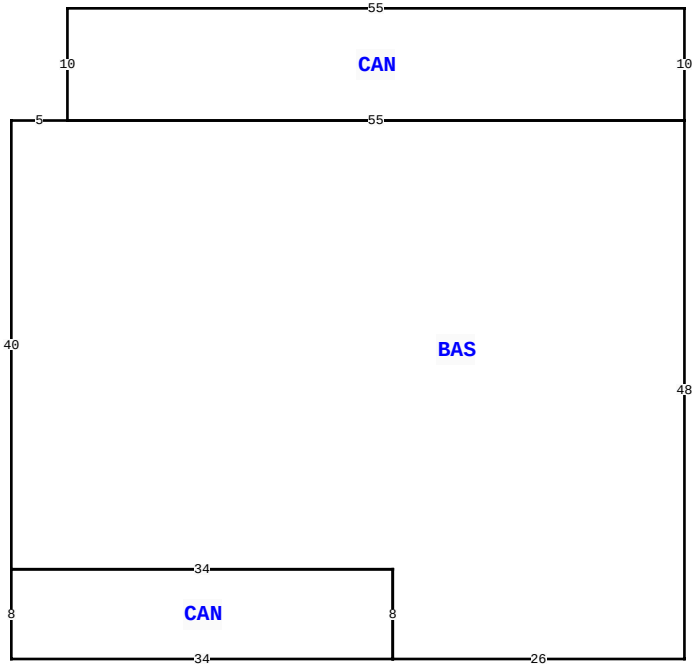
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100		2,608	60,610
CAN	272	30		82	1,906
CAN	550	30		165	3,835
TOTALS	3,430			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
0700	04	2,855	70.4246	46.48	132,700	1970	1970	0	0	0	50.00	50.00

1 DAY CARE 0% - 0 Heated Area: 2608 HX Base Yr



1468 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	2003	2003	3	100	1,440	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	0169	FENCE/WOOD	0	0	0	0	450.00	UT	15.50	15.50	100	2017	2017	3	100	6,975	
7	0120	CLFENCE 4	0	0	0	0	550.00	UT	5.50	5.50	60	2017	2017	3	60	1,815	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,147
TOTAL MARKET OB/XF VALUE	14,030
TOTAL LAND VALUE - MARKET	94,083
TOTAL MARKET VALUE	208,260
SOH/AGL Deduction	0
ASSESSED VALUE	208,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,260
TOTAL JUST VALUE	208,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,260

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	I	35	500,000
GRANTOR: KOUNTRY KIDS DAYCARE						
GRANTEE: MOYA INVESTMENTS CO						
1307/0663	12/24/2015	WD	U	I	30	165,000
GRANTOR: DOWNTOWN PROPERTY HOL						
GRANTEE: KOUNTRY KIDS DAYCAR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 14,030

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	7200	C	SCHOOL PRI	0		00	0.00	0.00	81,457.00	SF		1.00	1.00	0.42	2.75	1.16	94,083							

REVIEW DATE 09/30/2016 BY DF Total Acres: 1.87 Total Land Value: 94,083 Market: 0 Agricultural: 0 Common: 94,083 PRINTED 11/16/2026 BY SYS

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

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8523 SW 157 COURT
MIAMI, FL 33193

2027

05-4S-17-07610-000

BUILDING CHARACTERISTICS

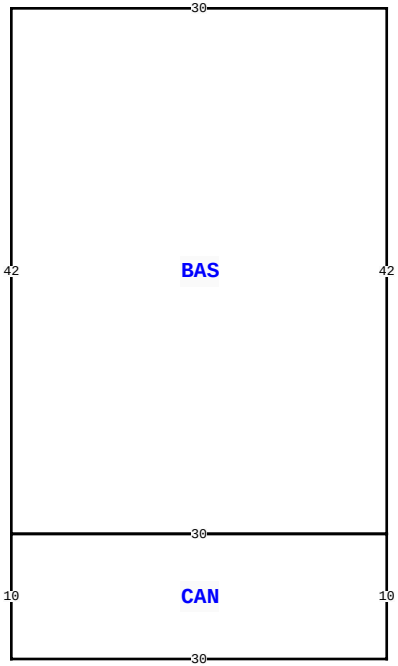
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	31,544
CAN	300	30		90	2,253
TOTALS	1,560			1,350	33,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	1,350	75.8646	50.07	67,594	1993	1993	0	0	0	50.00	50.00

2 DAY CARE 0% - 0 Heated Area: 1260 HX Base Yr



1468 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,260
TOTAL JUST VALUE	208,260
NCON VALUE	0
INCOME VALUE	
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1307/0663	12/24/2015	WD	U	I	30	165,000
GRANTOR: DOWNTOWN PROPERTY HOL						
GRANTEE: KOUNTRY KIDS DAYCAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S42 CAN= S10 E30 N10 W30$ E30 N42$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/30/2016 BY DF Total Acres: 1.87 Total Land Value: 94,083 Market: 0 Agricultural: 0 Common: 94,083 PRINTED 11/16/2026 BY SYS