LOT 6 PERIMETER PARK S/D.

WD 1009-2664, WD 1032-1173, WD 1

440 SW PERIMETER GLEN LLC
29591 PICANA LN
WESLEY CHAPEL, FL 33543

2027

07-4S-17-08122-206

BUILDING CHARACTERISTICS

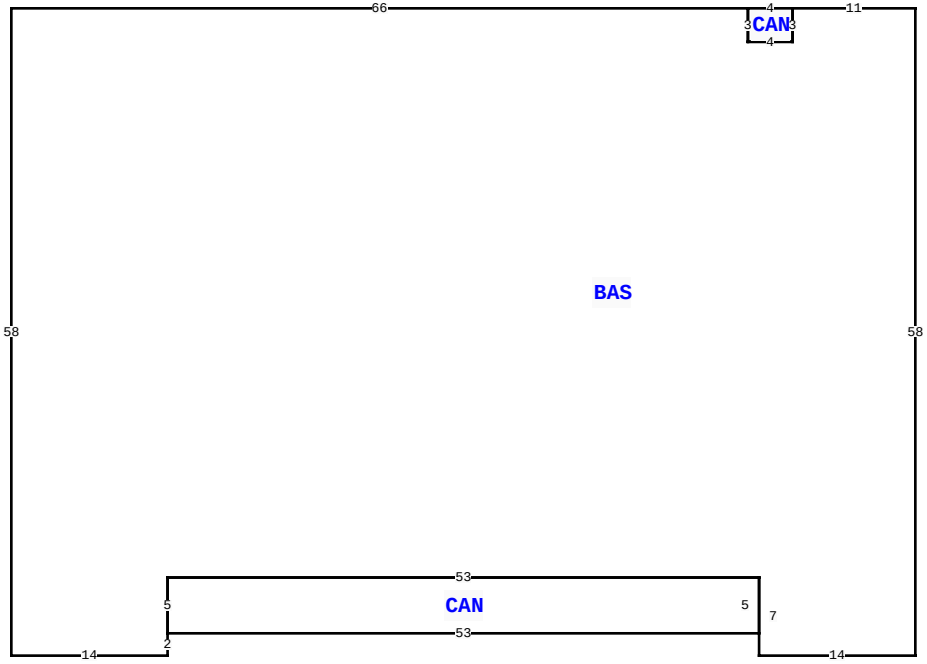
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	08	08
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,315	100		4,315	381,230
CAN	12	30		4	353
CAN	265	30		80	7,068
TOTALS	4,592			4,399	388,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,399	151.0312	117.80	518,202	2004	2004	0	0	0	25.00	75.00

1 OFFICE MED 0% - 0 Heated Area: 4315 HX Base Yr



440 SW PERIMETER GLN, 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: 1	Tax Dist:
BUILDING MARKET VALUE	388,652
TOTAL MARKET OB/XF VALUE	17,266
TOTAL LAND VALUE - MARKET	101,013
TOTAL MARKET VALUE	506,931
SOH/AGL Deduction	0
ASSESSED VALUE	506,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,931
TOTAL JUST VALUE	506,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0145	REROOF	28,425	03/11/2026
2933	COMMERCIAL	1,811	05/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/148	1/26/2026	WD	Q	I	01	630,000
GRANTOR: ZHOU YILI & HONGYAN L						
GRANTEE: 440 SW PERIMETER GL						
1325/0843	9/15/2016	QC	U	I	11	100
GRANTOR: YILI ZHOU & HONG YAN						
GRANTEE: YILI ZHOU & HONG YA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S58 E14 N2 CAN= E53 N5 W53 S5$ N5 E53 S7 E14 N58 W11
CAN= W4 S3 E4 N3$ S3 W4 N3$.

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	0166	CONC,PAVMT	0	0	0	0	1,396.00	UT	2.00	2.00	100	2004	2004	3	100	2,792	
2	0260	PAVEMENT-A	0	0	0	0	13,158.00	UT	1.10	1.10	100	2004	2004	3	100	14,474	

LAND DESCRIPTION

TOTAL OB/XF 17,266

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	1910	C	MEDIC OFF	0		CG	0.00	0.00	33,671.00	SF		1.00	1.00	1.00	3.00	3.00	101,013							

REVIEW DATE 04/17/2026 BY TP Total Acres: 0.77 Total Land Value: 101,013 Market: 0 Agricultural: 0 Common: 101,013 PRINTED 11/16/2026 BY SYS