COMM NW COR OF SE1/4 OF SE1/4, R
E 39.98 FT TO A PT ON E R/W LINE
ALONG R/W 188.87 FT FOR POB, RUN

RMB FAMILY TRUST
1800 SE ST LUCIE BLVD, 9-202
STUART, FL 34996

2027

10-4S-16-02864-000

BUILDING CHARACTERISTICS

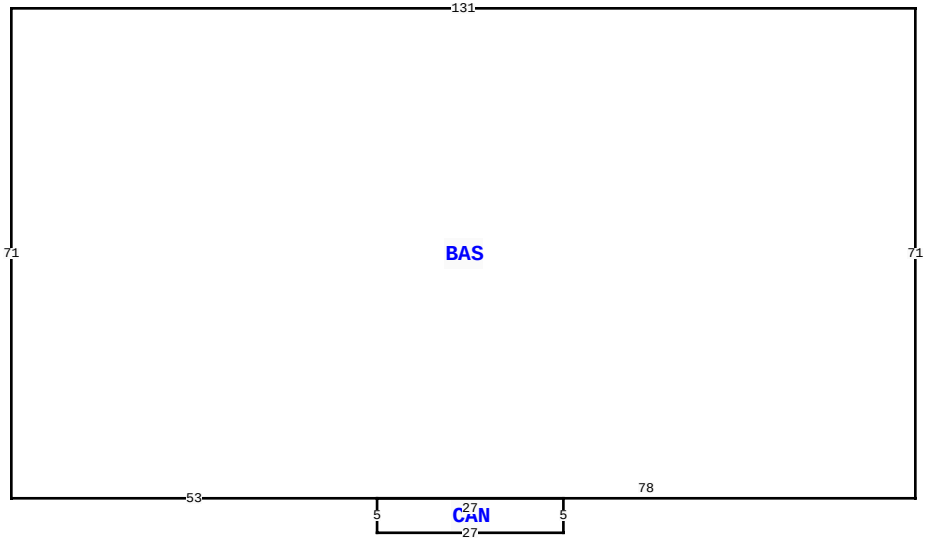
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,301	100		9,301	474,310
CAN	135	30		40	2,040
TOTALS	9,436			9,341	476,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,341	98.9751	55.43	517,772	2011	2015	0	0	0	8.00	92.00

4 STORE DISC 0% - 0 Heated Area: 9301 HX Base Yr



BLD DATE			LGL DATE	05/14/2026	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

2181 SW COUNTY ROAD 252B , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	476,350
TOTAL MARKET OB/XF VALUE	37,722
TOTAL LAND VALUE - MARKET	147,225
TOTAL MARKET VALUE	661,297
SOH/AGL Deduction	0
ASSESSED VALUE	661,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	661,297
TOTAL JUST VALUE	661,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,409

LAND:1:1: ADJ;3 COMM PROP CORNER INF

XFOB:2:1: OLD HOUSE

SALE:1:1: 3.40 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045517	Electrical Servic	10,000	09/21/2022
29236	COMMERCIAL	1,691	03/08/2011
12591	COMMERCIAL	30	05/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/154	4/13/2026	QC	U	I	11	0
GRANTOR: SMILOVIC MARIA						
GRANTEE: RMB FAMILY TRUST						
1561/2596	2/26/2026	WD	U	I	37	1,740,000
GRANTOR: ED DI BENEDETTO INC						
GRANTEE: SMILOVIC MARIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W131 S71 E53 CAN= S5 E27 N5 W27$ E78 N71$.

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	20,091.00	UT	1.60	1.60	100	2011	2011	3	100	32,146	
2	0166	CONC,PAVMT	0	0	0	0	2,478.00	UT	2.25	2.25	100	2011	2011	3	100	5,576	

LAND DESCRIPTION

TOTAL OB/XF 37,722

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		CI	0.00	0.00	1.51	AC		1.00	1.00	1.50	65,000.00	97,500.00	147,225							

REVIEW DATE 08/28/2026 BY TP Total Acres: 1.51 Total Land Value: 147,225 Market: 0 Agricultural: 0 Common: 147,225 PRINTED 11/16/2026 BY SYS