

LOT 7 "247 PLACE". ALSO COMM AT NW1/4 OF THE SW1/4, RUN E 1290.1 R/W LINE OF KIRBY RD, RUN S 300.

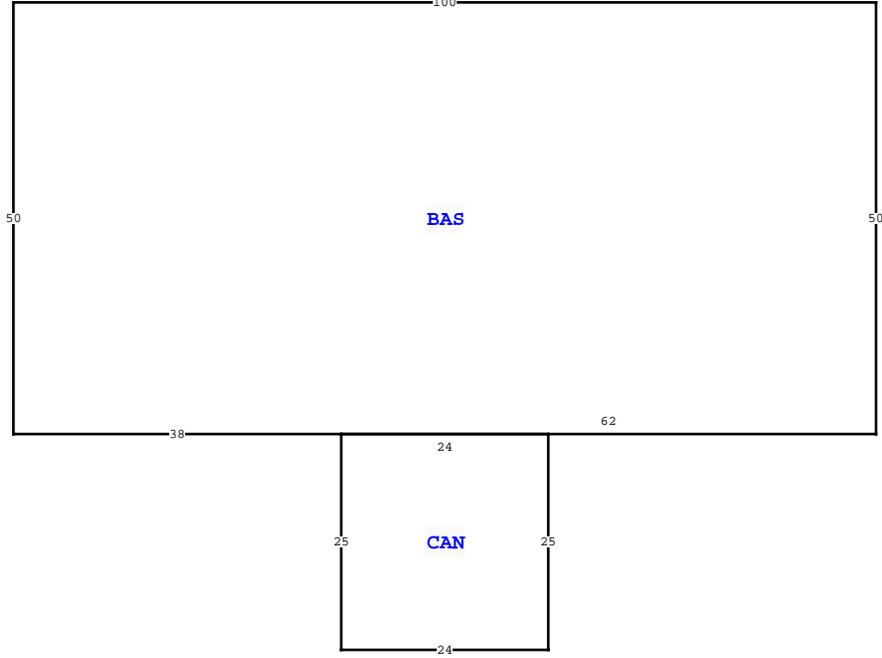
CASTLE HILL FL REALTY LLC
180 PHILLIPS HILL RD, STE 1A
NEW CITY, NY 10956

2026

11-4S-16-02918-107

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		23	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		9	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	0172	SFRES/DAY CARE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,000	100	
CAN	600	30	
TOTALS	5,600		
TOTALS		5,180	383,726

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0700	04	5,180	115.0315	80.52	417,094	2009	2015	0	0	8.00	92.00
1 DAY CARE 0% - 2024 Heated Area: 5000 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			620,927
TOTAL MARKET OB/XF VALUE			51,521
TOTAL LAND VALUE - MARKET			93,550
TOTAL MARKET VALUE			765,998
SOH/AGL Deduction			0
ASSESSED VALUE			765,998
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			765,998
TOTAL JUST VALUE			765,998
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			743,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27982	COMMERCIAL	2,006	07/29/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2356	9/28/2023	WD U	I	I	35	1,845,000
GRANTOR: LEGACY CASTLE VENTURE						
GRANTEE: CASTLE HILL FL REAL						
1330/1560	1/04/2017	WD U	I	I	11	100
GRANTOR: JOHN G & BARBARA B AL						
GRANTEE: LEGACY CASTLE VENTU						

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	0	0	11,400.00	UT	1.60	1.60	100	2009	2009	3	100	18,240	
2	0166	CONC, PAVMT	0	0	0	0	1,804.00	UT	2.25	2.25	100	2009	2009	3	100	4,059	
3	0169	FENCE/WOOD	0	0	0	0	500.00	UT	10.50	10.50	100	2009	2009	3	100	5,250	
4	0210	GARAGE U	0	0	12	24	288.00	UT	6.50	6.50	100	0	0	3	100	1,872	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	15,000	

BLD DATE			LGL DATE		
XF DATE	INC DATE		LAND DATE	AG DATE	
200 SW WOODBRANCH LN, LAKE CITY					

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W100 S50 E38 CAN= S25 E24 N25 W24\$ E62 N50\$.			

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	7200	C	SCHOOL PRI	0		CI	0.00	0.00	1.15	AC		1.00	1.00	1.00	61,000.00	61,000.00	70,150							
2	7200	C	SCHOOL PRI	0		CG	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							
3	7200	C	SCHOOL PRI	0		CG	0.00	0.00	0.79	AC		1.00	1.00	1.00	13,000.00	13,000.00	10,270							

LOT 7 "247 PLACE". ALSO COMM AT NW1/4 OF THE SW1/4, RUN E 1290.1 R/W LINE OF KIRBY RD, RUN S 300.

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180 PHILLIPS HILL RD, STE 1A
NEW CITY, NY 10956

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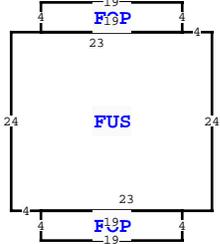
11-4S-16-02918-107

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

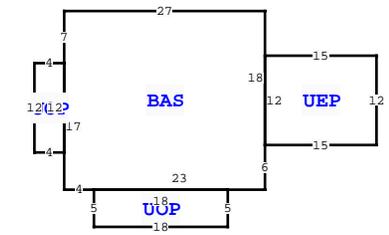
MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,478	115.3845	131.54	194,416	1975	2000	0	0	0	31.25	68.75

COLUMBIA COUNTY PROPERTY		
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TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	765,998	
TOTAL JUST VALUE	765,998	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	743,193	

2 SINGLE FAM 0% - 2024 Heated Area: 1296 HX Base Yr



Quality		05 05			
DOR CODE		0172 SFRES/DAY CARE			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC		11416.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100		648	58,601
FOP	76	30		23	2,080
FOP	76	30		23	2,080
FUS	648	100		648	58,601
UEP	180	60		108	9,767
UOP	48	20		10	904
UOP	90	20		18	1,628
TOTALS	1,766			1,478	133,661



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: LEGACY CASTLE VENTURE						
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200 SW WOODBRANCH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W27 S7 UOP= W4 S12 E4 N12\$ S17 E4 UOP= S5 E18 N5 W18\$ E23 N6 UEP= E15 N12 W15 S12\$ N18\$ PTR=N30 FUS= N24 W4 FOP= N4 W19 S4 E19\$ W23 S24 E4 FOP= S4 E19 N4 W19\$ E23 \$ S30\$.														

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

