

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.

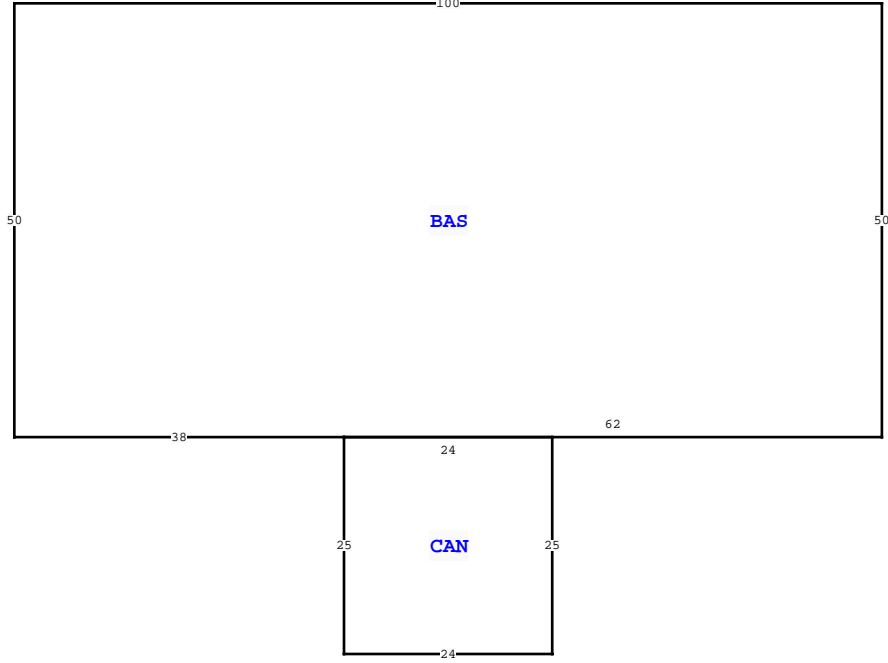
CASTLE HILL FL REALTY LLC
180 PHILLIPS HILL RD, STE 1A
NEW CITY, NY 10956

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	361,805

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	75.92	393,266	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			590,742
TOTAL MARKET OB/XF VALUE			51,521
TOTAL LAND VALUE - MARKET			98,150
TOTAL MARKET VALUE			740,413
SOH/AGL Deduction			0
ASSESSED VALUE			740,413
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			740,413
TOTAL JUST VALUE			740,413
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	35	1,845,000
GRANTOR: LEGACY CASTLE VENTURE						
GRANTEE: CASTLE HILL FL REAL						
1330/1560	1/04/2017	WD	U	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
1	0260	PAVEMENT-A	0	0	0	0	11,400.00	UT	1.60	1.60	100
2	0166	CONC, PAVMT	0	0	0	0	1,804.00	UT	2.25	2.25	100
3	0169	FENCE/WOOD	0	0	0	0	500.00	UT	10.50	10.50	100
4	0210	GARAGE U	0	0	12	24	288.00	UT	6.50	6.50	100
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
8	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												51,521					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/14/2026	MLU				
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												51,521			
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	65,000.00	65,000.00	74,750										
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										

