

LOT 27 ROLLING MEADOWS S/D.  
 WD 1062-2432, QC 1181-466, DC  
 1339-1624,

TD CAPITAL LLC  
 19404 NW 215TH TER  
 HIGH SPRINGS, FL 32643

**2026**

15-4S-16-03023-527  


| BUILDING CHARACTERISTICS  |                  |              |                      |              |                      | MARKET ADJUSTMENTS          |       |           |                |                |                |             |        |         |                 | COLUMBIA COUNTY PROPERTY   |   |                             |      |         |      |     |    |        |  |  |  |
|---|------------------|--------------|----------------------|--------------|----------------------|-----------------------------|-------|-----------|----------------|----------------|----------------|-------------|--------|---------|-----------------|--|---|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION |                      |              |                      | TYPE                        | MDL   | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT            | NORM   | % COND  | VALUATION SUMMARY           |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 |  | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 35,000<br>TOTAL MARKET VALUE 35,000<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 35,000<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 35,000<br>TOTAL JUST VALUE 35,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 35,000 |                             |      |         |      |     |    |        |  |  |  |
| DOR CODE 0000 VACANT  |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>  |   |                             |      |         |      |     |    |        |  |  |  |
| MAP NUM   |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 |  |   |                             |      |         |      |     |    |        |  |  |  |
| NEIGHBORHOOD/LOC 15416.070 1.00/  |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 |  |   |                             |      |         |      |     |    |        |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                             |       |           |                |                |                |             |        |         |                 | <b>SALES DATA</b><br>OFF RECORD Number    DATE    TYPE INST    Q / V / I / CD    RSN    SALE PRICE<br>1496 / 317    8/01/2023    WD U    V    12       70,000<br>GRANTOR: ESCALANTE HUGO JOAQUI<br>GRANTEE: TD CAPITAL LLC<br>1181 / 0466    9/02/2009    QC U    V    11       100<br>GRANTOR: HUGO ESCALANTE<br>GRANTEE: HUGO ESCALANTE & HU |   |                             |      |         |      |     |    |        |  |  |  |
| TOTALS  |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 | <b>BUILDING NOTES</b>  |   |                             |      |         |      |     |    |        |  |  |  |
| EXTRA FEATURES  |                  |              |                      |              |                      | 182 SW POPPY GLN, LAKE CITY |       |           |                |                |                |             |        |         |                 | <b>BUILDING DIMENSIONS</b>   |   |                             |      |         |      |     |    |        |  |  |  |
| 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  |   |                             |      |         |      |     |    |        |  |  |  |
|   |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 |  | <b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0  |                             |      |         |      |     |    |        |  |  |  |
| L N   | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                    | FRONT | DEPTH     | TOT LND UTS    | UNIT TYPE      | D T            | DPTH FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE   | LAND VALUE  | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |
| 1   | 0000             | C            | VAC RES              | 0            |                      | RSF-2                       | 0.00  | 0.00      | 1.00           | LT             |                | 1.00        | 1.00   | 1.00    | 35,000.00       | 35,000.00  | 35,000  |                             |      |         |      |     |    |        |  |  |  |
| <b>REVIEW DATE</b> 04/14/2026 <b>BY</b> MLU    Total Acres: 0.50    Total Land Value: 35,000    Market: 0    Agricultural: 0    Common: 35,000 <b>PRINTED 05/13/2026 BY SYS</b> |                  |              |                      |              |                      |                             |       |           |                |                |                |             |        |         |                 |  |   |                             |      |         |      |     |    |        |  |  |  |