N1/2.

283-126, 755-835,

**INTERNATIONAL EVANGELICAL CHURCH OF THE SOLDIERS O**
641 W FLAGLER ST
MIAMI, FL 33130

**2027**

**15-6S-16-03825-000**

## BUILDING CHARACTERISTICS

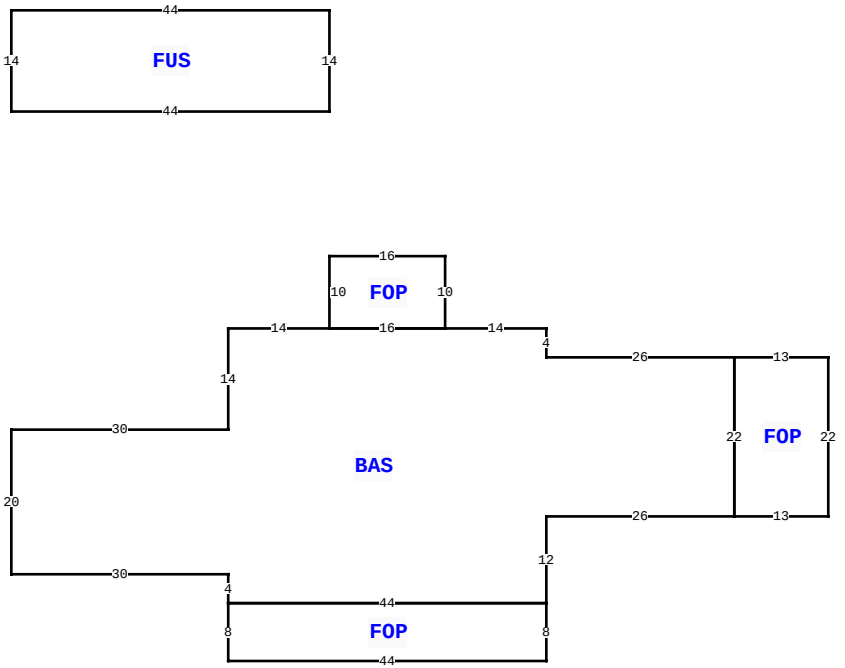
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,844 | 100 | | 2,844 | 230,835 |
| FOP | 160 | 30 | | 48 | 3,896 |
| FOP | 286 | 30 | | 86 | 6,980 |
| FOP | 352 | 30 | | 106 | 8,603 |
| FUS | 616 | 100 | | 616 | 49,998 |
| TOTALS | 4,258 | | | 3,700 | 300,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,700 | 113.5155 | 124.87 | 462,019 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 3460 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 475,120 |
| TOTAL MARKET OB/XF VALUE | | 343,143 |
| TOTAL LAND VALUE - MARKET | | 1,795,500 |
| TOTAL MARKET VALUE | | 924,743 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 924,743 |
| TOTAL EXEMPTION VALUE | 66 | 47,607 |
| BASE TAXABLE VALUE | | 877,136 |
| TOTAL JUST VALUE | | 2,613,763 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,621,678 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0755/0835 | 1/15/1992 | WD | U | I | 35 | 950,000 |

GRANTOR: THOMAS FOWLER

GRANTEE: INTERNATIONAL CHURC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S14 W30 S20 E30 S4 FOP= S8 E44 N8 W44$ E44 N12 E26
FOP= E13 N22 W13 S22$ N22 W26 N4 W14 FOP= N10 W16 S10 E16$
W16$ PTR= N30 FUS= N14 W44 S14 E44$ S30$.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1990 | 1990 | 3 | 40 | 14,336 | |
| 3 | 0020 | BARN,FR | 0 | 0 | 40 | 116 | 4,640.00 | UT | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 100 | 18,560 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 61 | 38 | 2,318.00 | UT | 1.50 | 1.50 | 100 | 2006 | 2006 | 3 | 100 | 3,477 | |
| 5 | 0260 | PAVEMENT-A | 0 | 0 | 61 | 110 | 6,710.00 | UT | 1.13 | 1.13 | 100 | 2006 | 2006 | 3 | 100 | 7,549 | |
| 6 | 0260 | PAVEMENT-A | 0 | 0 | 12 | 1254 | 15,048.00 | UT | 1.13 | 1.13 | 100 | 2006 | 2006 | 3 | 100 | 16,929 | |
| 7 | 0260 | PAVEMENT-A | 0 | 0 | 40 | 140 | 5,600.00 | UT | 1.13 | 1.13 | 100 | 2006 | 2006 | 3 | 100 | 6,300 | |
| 8 | 0260 | PAVEMENT-A | 0 | 0 | 12 | 218 | 2,616.00 | UT | 1.13 | 1.13 | 100 | 2006 | 2006 | 3 | 100 | 2,943 | |
| 9 | 0260 | PAVEMENT-A | 0 | 0 | 10 | 170 | 1,700.00 | UT | 1.50 | 1.50 | 100 | 2006 | 2006 | 3 | 100 | 2,550 | |
| 10 | 0260 | PAVEMENT-A | 0 | 0 | 29 | 14 | 406.00 | UT | 1.50 | 1.50 | 100 | 2006 | 2006 | 3 | 100 | 609 | |

## LAND DESCRIPTION

TOTAL OB/XF 75,253

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 316.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 88,480 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 316.00 | AC | | 1.00 | 1.00 | 1.25 | 4,500.00 | 5,625.00 | 1,777,500 | | | | | | | |
| 4 | 7610 | C | CEMETERY | 0 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 13,500 | | | | | | | |

REVIEW DATE 05/05/2026 BY KS Total Acres: 320.00 Total Land Value: 106,480 Market: 1,777,500 Agricultural: 88,480 Common: 18,000 PRINTED 11/17/2026 BY SYS

N1/2.

283-126, 755-835,

INTERNATIONAL EVANGELICAL CHURCH OF THE SOLDIERS O
641 W FLAGLER ST
MIAMI, FL 33130

**2027**

**15-6S-16-03825-000**

## BUILDING CHARACTERISTICS

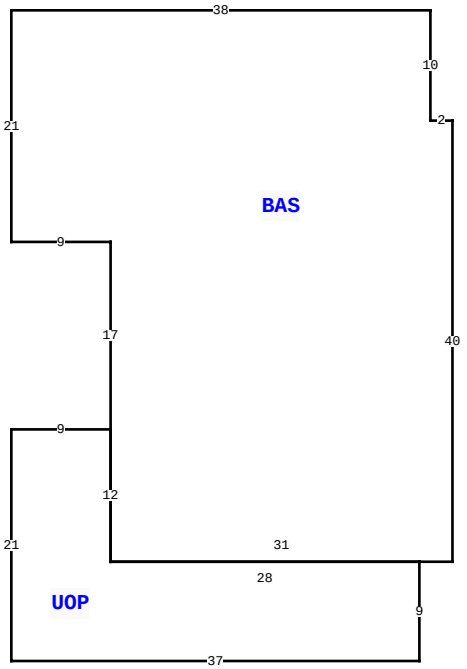
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,719 | 100 | | 1,719 | 127,914 |
| UOP | 441 | 20 | | 88 | 6,548 |
| TOTALS | 2,160 | | | 1,807 | 134,462 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,807 | 104.0760 | 114.48 | 206,865 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 0% - 0 Heated Area: 1719 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 475,120 |
| TOTAL MARKET OB/XF VALUE | | 343,143 |
| TOTAL LAND VALUE - MARKET | | 1,795,500 |
| TOTAL MARKET VALUE | | 924,743 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 924,743 |
| TOTAL EXEMPTION VALUE | 66 | 47,607 |
| BASE TAXABLE VALUE | | 877,136 |
| TOTAL JUST VALUE | | 2,613,763 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,621,678 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0755/0835 | 1/15/1992 | WD | U | I | 35 | 950,000 |

GRANTOR: THOMAS FOWLER

GRANTEE: INTERNATIONAL CHURC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S21 E9 S17 UOP= W9 S21 E37 N9 W28 N12$ S12 E31 N40 W2 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0030 | BARN,MT | 0 | 0 | 100 | 200 | 20,000.00 | UT | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 100 | 200,000 | |
| 12 | 0030 | BARN,MT | 0 | 0 | 20 | 26 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 2,500 | |
| 13 | 0020 | BARN,FR | 0 | 0 | 99 | 62 | 6,138.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 30,690 | |
| 14 | 0040 | BARN,POLE | 0 | 0 | 40 | 60 | 2,400.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 7,200 | |
| 15 | 0255 | MBL HOME S | 0 | 0 | 12 | 60 | 720.00 | UT | 1.00 | 1.00 | 100 | 2006 | 2006 | 3 | 100 | 720 | |
| 16 | 0166 | CONC,PAVMT | 0 | 0 | 5 | 424 | 2,120.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 6,360 | |
| 17 | 0040 | BARN,POLE | 0 | 0 | 75 | 36 | 2,700.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 8,100 | |
| 18 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1,764.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 8,820 | |
| 19 | 0294 | SHED WOOD/ | 0 | 0 | 24 | 22 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 3,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 267,890

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/05/2026 BY KS Total Acres: 320.00 Total Land Value: 106,480 Market: 1,777,500 Agricultural: 88,480 Common: 18,000 PRINTED 11/17/2026 BY SYS

N1/2.

283-126, 755-835,

INTERNATIONAL EVANGELICAL CHURCH OF THE SOLDIERS O
641 W FLAGLER ST
MIAMI, FL 33130

**2027**

**15-6S-16-03825-000**

## BUILDING CHARACTERISTICS

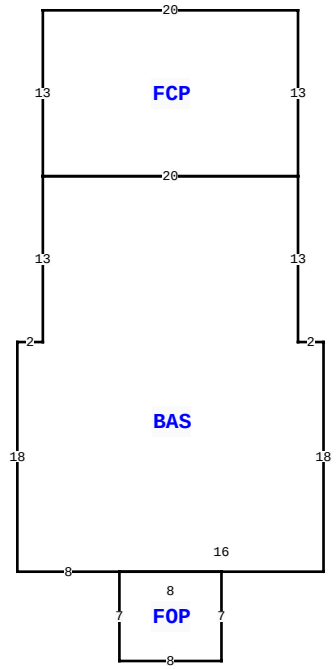
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 692 | 100 | | 692 | 35,476 |
| FCP | 260 | 30 | | 78 | 3,998 |
| FOP | 56 | 30 | | 17 | 872 |
| TOTALS | 1,008 | | | 787 | 40,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9100 | 04 | 787 | 79.2540 | 61.03 | 48,031 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

3 CHURCH 0% - 0 Heated Area: 692 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 475,120 |
| TOTAL MARKET OB/XF VALUE | | 343,143 |
| TOTAL LAND VALUE - MARKET | | 1,795,500 |
| TOTAL MARKET VALUE | | 924,743 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 924,743 |
| TOTAL EXEMPTION VALUE | 66 | 47,607 |
| BASE TAXABLE VALUE | | 877,136 |
| TOTAL JUST VALUE | | 2,613,763 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,621,678 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0755/0835 | 1/15/1992 | WD | U | I | 35 | 950,000 |

GRANTOR: THOMAS FOWLER

GRANTEE: INTERNATIONAL CHURC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= E8 FOP= S7 E8 N7 W8 $ E16 N18 W2 N13 FCP= N13 W20 S13 E20$ W20 S13 W2 S18$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/05/2026 BY KS Total Acres: 320.00 Total Land Value: 106,480 Market: 1,777,500 Agricultural: 88,480 Common: 18,000 PRINTED 11/17/2026 BY SYS