

COMM NE COR OF SW1/4, RUN S 432.  
 CONT S 725.76 FT, N 60 DEG W 541  
 W 530.42 FT TO NE'RLY RW SR-25A,

SBA TOWERS INC  
 851 CONGRESS AVE, C/O TAX DEPT  
 BOCA RATON, FL 33487

**2026**

18-3S-17-05048-005  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	22	PRECAST PN	100
Roof Structur	12	REINFO/CON	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	09	WALL UNIT	100
Heating Type	03	FORCED AIR	100
Plumbing		0	100
Frame	04	REIN CONC	100
Story Height		8	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
TOTALS	240		11,764

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEP STOR	0%	0								
				Heated Area:	240			HX Base Yr			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			11,764
TOTAL MARKET OB/XF VALUE			2,098
TOTAL LAND VALUE - MARKET			40,500
TOTAL MARKET VALUE			54,362
SOH/AGL Deduction			10,283
ASSESSED VALUE			44,079
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,079
TOTAL JUST VALUE			54,362
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052295	Communications To	75,000	02/11/2025
15575	COMMERCIAL	75	05/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/2431	7/25/2006	WD Q	Q	I	03	250,000
GRANTOR: TOWERCOM EAST COAST L						
GRANTEE: SBA TOWERS INC						
1103/2428	7/12/2006	WD Q	Q	I	01	100
GRANTOR: T C FLORIDA TOWERS II						
GRANTEE: TOWERCOM EAST COAST						

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	0140	CLFENCE	6	0 0	0 0		3.80	3.80	100	1999	1999	3	100	2,098	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S12 E20 N12\$.	

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	9100	C	UTILITY	0		ILW	0.00	0.00	4.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,500							