

COMM SE COR OF NE1/4 OF SW1/4, E
1014.56 W 1490.67 FT FOR POB, CO
TO E R/W SR-47, S ALONG R/W 697.

LC DEVELOPERS LLC
1140 SW BASCOM NORRIS DR, STE , C/O TAX PLUS SOLUTIONS, INC
LAKE CITY, FL 32025

2026

19-4S-17-08549-000
19-4S-17-08549-000

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																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 903,000 TOTAL MARKET VALUE 903,000 SOH/AGL Deduction 201,068 ASSESSED VALUE 701,932 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 701,932 TOTAL JUST VALUE 903,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 638,120																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1147/0073</td> <td>3/28/2008</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>950,000</td> </tr> </tbody> </table> GRANTOR: PRESBYTERY OF ST AUG GRANTEE: LC DEVELOPERS LLC 0640/0496 12/30/1987 WD Q V 150,000 GRANTOR: REKOP CO GRANTEE: PRESBYTERY OF ST AU										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1147/0073	3/28/2008	WD	Q	V		950,000
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1147/0073	3/28/2008	WD	Q	V		950,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/14/2026 MLU																							
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																										
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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	1010	C	COMM ACRGE	0		CI	0.00	0.00	8.90	AC		1.00	0.50	0.50	150,000.00	75,000.00	667,500																										
2	1010	C	COMM ACRGE	0		CG	0.00	0.00	3.14	AC		1.00	0.50	0.50	150,000.00	75,000.00	235,500																										
REVIEW DATE 05/14/2026 BY MLU Total Acres: 12.04 Total Land Value: 903,000 Market: 0 Agricultural: 0 Common: 903,000 PRINTED 06/22/2026 BY SYS																																											