

LOT 9 CANNON CREEK CENTER S/D EX
9, RUN SW 286.58 FT, SE 82.58FT,
314.73 FT TO POB.

RAYDIA LLC
186 SW RING COURT
LAKE CITY, FL 32025

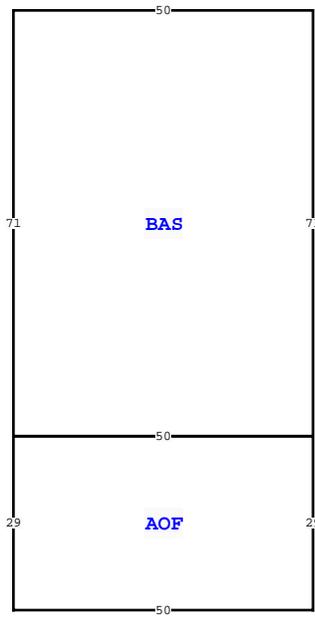
2026

19-4S-17-08558-109



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	04	C ABOVE GD 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		8 100	
Frame	05	STEEL 100	
Story Height		24 100	
RMS		7 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	4817 WHSE STORAGE/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,450	150	
BAS	3,550	100	
MEZ	1,450	20	
TOTALS	6,450		
		6,015	265,666

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8700	06	6,015	125.4723	50.19	301,893	2012	2012	0	0	12.00	88.00		
1 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		475,282	
TOTAL MARKET OB/XF VALUE		34,230	
TOTAL LAND VALUE - MARKET		178,819	
TOTAL MARKET VALUE		688,331	
SOH/AGL Deduction		0	
ASSESSED VALUE		688,331	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		688,331	
TOTAL JUST VALUE		688,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		674,790	
PRMT:2:1: WREHOUSE BLDG #2			
LAND:1:1: PART OF LOT 9			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29597	COMMERCIAL	675	08/03/2011
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1683	1/04/2024	QC	U	I	11	100
GRANTOR: DAYBREAK, INC						
GRANTEE: RAYDIA, LLC						
1307/0995	1/06/2016	WD	U	I	30	575,000
GRANTOR: GLOBAL INNOVATION LLC						
GRANTEE: RAYDIA LLC						

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	0260	PAVEMENT-A	0	0	0	0		1.60	1.60	100	2012	2012	3	100	34,230	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W50 S71 AOF= S29 E50 N29 W50\$ E50 PTR= E50 MEZ= S29 E50 N29 W50\$ W50\$ N71\$.													

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	4817	C	STORG/ OFF	0		CI	0.00	0.00	2.75	AC		1.00	1.00	0.85	76,500.00	65,025.00	178,819							

