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

2027

19-4S-17-08558-109

BUILDING CHARACTERISTICS

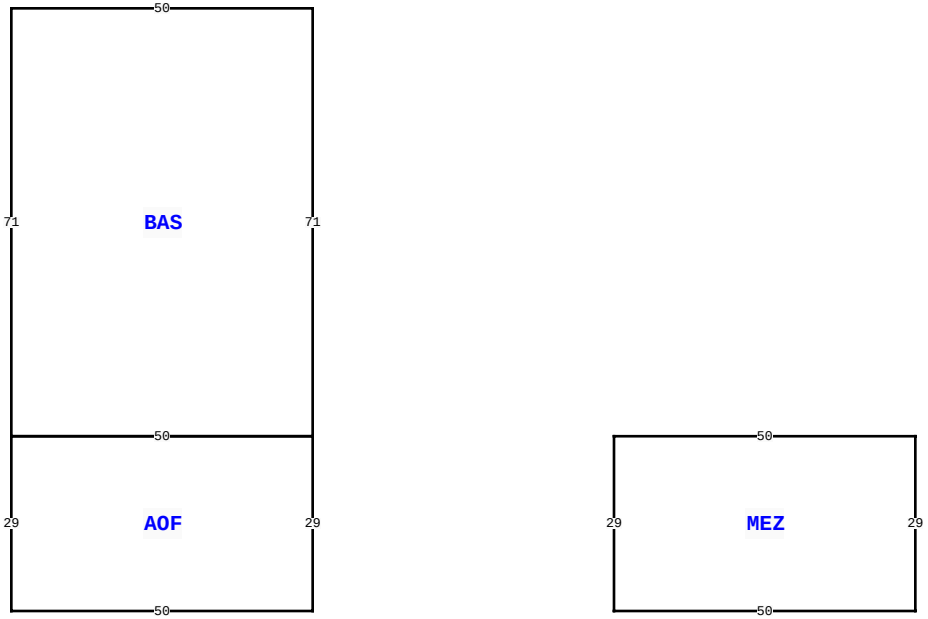
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,450	150		2,175	91,260
BAS	3,550	100		3,550	148,952
MEZ	1,450	20		290	12,168
TOTALS	6,450			6,015	252,380

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	47.68	286,795	2012	2012	0	0	0	12.00	88.00

1 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr



186 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	21,394.00	UT	1.60	1.60	100	2012	2012	3	100	34,230	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	451,480
TOTAL MARKET OB/XF VALUE	44,730
TOTAL LAND VALUE - MARKET	187,000
TOTAL MARKET VALUE	683,210
SOH/AGL Deduction	0
ASSESSED VALUE	683,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	683,210
TOTAL JUST VALUE	683,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	683,210

PRMT:2:1: WREHOUSE BLDG #2

LAND:1:1: PART OF LOT 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29597	COMMERCIAL	675	08/03/2011
29598	COMMERCIAL	675	08/03/2011

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						

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 44,730

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	4817	C	STORG/ OFF	0		CI	0.00	0.00	2.75	AC		1.00	1.00	0.85	80,000.00	68,000.00	187,000							

REVIEW DATE 03/10/2026 BY JB Total Acres: 2.75 Total Land Value: 187,000 Market: 0 Agricultural: 0 Common: 187,000 PRINTED 11/16/2026 BY SYS

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

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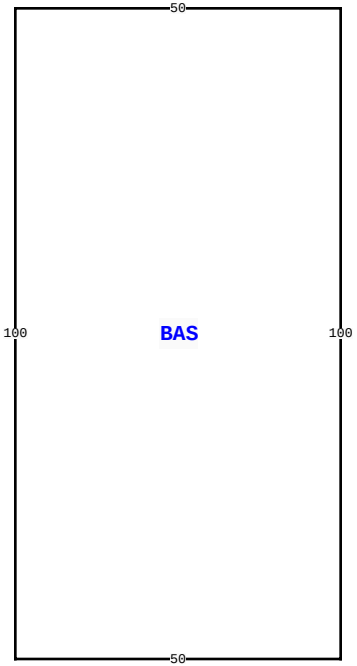
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Ceiling	03	PART.FIN. 100
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Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	199,100
TOTALS	5,000			5,000	199,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,000	119.0886	45.25	226,250	2012	2012	0	0	0	12.00	88.00

2 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr



186 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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ASSESSED VALUE	683,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	683,210
TOTAL JUST VALUE	683,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	683,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1307/0995	1/06/2016	WD	U	I	30	575,000
GRANTOR: GLOBAL INNOVATION LLC						
GRANTEE: RAYDIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S100 E50 N100$.

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

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