

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

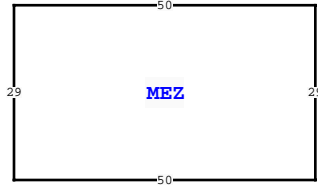
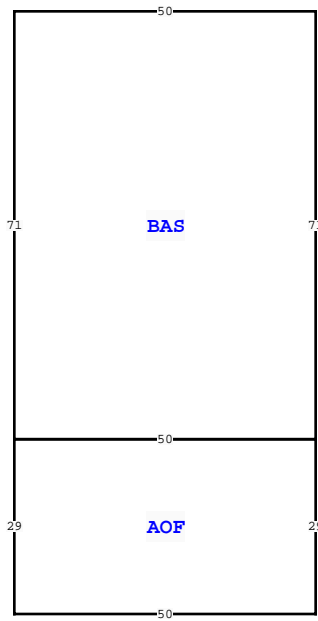
RAYDIA LLC
186 SW RING COURT
LAKE CITY, FL 32025

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	252,380

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
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			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			10,500
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
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	21,394.00	UT	1.60	1.60	100	2012
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	9,000.00	9,000.00	100	2026
TOTAL OB/XF 44,730												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	4817	C	STORG/ OFF	0		CI	0.00	0.00	2.75	AC		1.00

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

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

