COMM AT SW COR OF LOT 3, BLOCK 1
W 78.25 FT TO POB, S 40 FT, W 57
R/W LINE OF STATE RD 47, N 40.16

RMC 47 & 242A, LLC
8902 N DALE MABRY HIGHWAY, SUITE 200
TAMPA, FL 33614

2027

19-4S-17-08563-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

3475 SW STATE ROAD 47, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	07/27/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,882,500
TOTAL MARKET VALUE	1,882,500
SOH/AGL Deduction	60,240
ASSESSED VALUE	1,822,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,822,260
TOTAL JUST VALUE	1,882,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,882,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1319	5/24/2024	WD	Q	V	04	1,980,000
GRANTOR: WESTFIELD GROUP LLLP						
GRANTEE: RMC 47 & 242A, LLC						
1515/1326	5/21/2024	WD	Q	V	04	112,300
GRANTOR: VYP, LLC						
GRANTEE: RMC 47 & 242A, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	1000	C	VACANT COMME	0					11.90	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,785,000							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	0.65	AC		1.00	1.00	1.00	150,000.00	150,000.00	97,500							

REVIEW DATE 05/13/2026 BY MLU Total Acres: 12.55 Total Land Value: 1,882,500 Market: 0 Agricultural: 0 Common: 1,882,500 PRINTED 11/17/2026 BY SYS