

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

**2026**

19-4S-17-08563-003  


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									
																		<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 1,506,000 <b>TOTAL MARKET VALUE</b> 1,506,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 1,506,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 1,506,000 <b>TOTAL JUST VALUE</b> 1,506,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,506,000									
DOR CODE 1000 VACANT COMMERCIAL																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    											
MAP NUM      MKT AREA      06																<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      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											
NEIGHBORHOOD/LOC 19417.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						3475 SW STATE ROAD 47, LAKE CITY																					
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											

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	DPHT 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	120,000.00	120,000.00	1,428,000							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	0.65	AC		1.00	1.00	1.00	120,000.00	120,000.00	78,000							