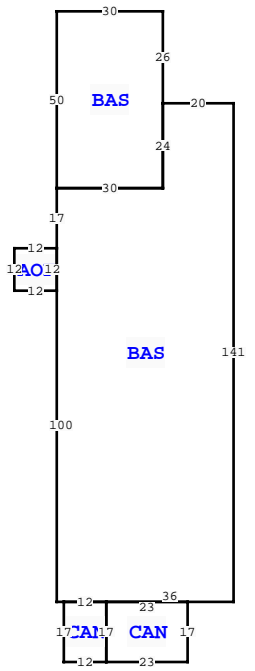


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Quality	01 01
DOR CODE	4100 LIGHT MANUFACTURE
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	20317.090 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
AOF	144 150 216 673
BAS	1,500 100 1,500 4,677
BAS	6,330 100 6,330 19,737
CAN	204 30 61 190
CAN	391 30 117 365
TOTALS	8,569 8,224 25,642

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	BARN	0%	2024										Heated Area: 7974 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			35,461
TOTAL MARKET OB/XF VALUE			12,450
TOTAL LAND VALUE - MARKET			30,223
TOTAL MARKET VALUE			78,134
SOH/AGL Deduction			0
ASSESSED VALUE			78,134
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,134
TOTAL JUST VALUE			78,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			78,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13534	ADDN COMM	100	01/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1004	9/19/2023	WD	Q	I	05	130,000
GRANTOR: RUFFO JEFFERY						
GRANTEE: LAKE CITY PROPRTIE						
1499/1002	9/13/2023	WD	Q	I	05	65,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: RUFFO JEFFERY						

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	0040	BARN, POLE	0	0	120	15	UT	1.75	1.75	100	1998	1998	3	100	3,150	
2	0140	CLFENCE	6	0	0	0	UT	0.00	0.00	100	0	0	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	8	12	UT	0.00	0.00	100	0	0	3	100	800	

BLD DATE	10/30/1998	ME	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

1730 NW OAKLAND AVE, LAKE CITY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 BAS= N26 W30 S50 E30 N24\$ S24 W30 S17 AOF= W12 S12 E12 N12\$ S100 E2 CAN= S17 E12 N17 W12\$ E12 CAN= S17 E23 N17 W23\$ E36 N141\$.	

LAND DESCRIPTION																	TOTAL OB/XF										12,450				
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	4100	C	LIGHT MFG	0			0.00	0.00	34,775.00	SF		1.00	1.00	0.90	0.75	0.68	23,473														
2	0000	C	VAC RES	0		00	0.00	0.00	3.00	LT		1.00	1.00	0.90	2,500.00	2,250.00	6,750														

LOTS 1 THRU 9 BLOCK 6 BOULEVARD
742-1240, 759-270, WD 1106-1817,

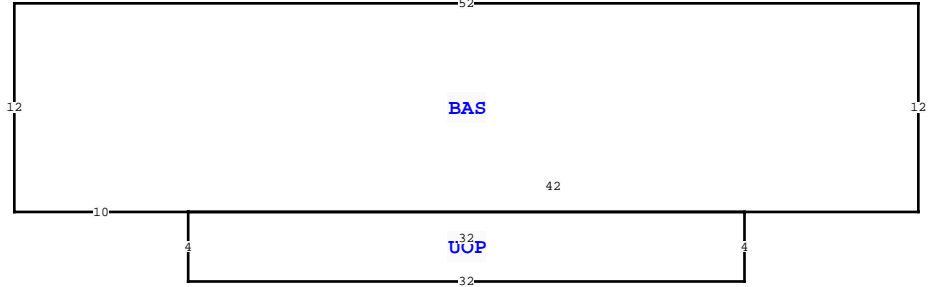
LAKE CITY PROPERTIES VII, LLC
66 W FLAGLER ST, 12TH FLOOR
MIAMI, FL 33130

2026

20-3S-17-05494-000
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	656	62.3700	37.42	24,548	1977	1977	0	0	60.00	40.00
2 MOBILE HME 0% - 2024 Heated Area: 624 HX Base Yr											



Quality	03	03			
DOR CODE	4100 LIGHT MANUFACTURE				
MAP NUM	MKT AREA	07			
NEIGHBORHOOD/LOC	20317.090 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	9,340
UOP	128	25		32	479
TOTALS	752			656	9,819

L	OB/XF	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

EXTRA FEATURES																	
1730 NW OAKLAND AVE, LAKE CITY																	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		35,461
TOTAL MARKET OB/XF VALUE		12,450
TOTAL LAND VALUE - MARKET		30,223
TOTAL MARKET VALUE		78,134
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TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		78,134
TOTAL JUST VALUE		78,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1004	9/19/2023	WD	Q	I	05	130,000
GRANTOR: RUFFO JEFFERY						
GRANTEE: LAKE CITY PROPERTIE						
1499/1002	9/13/2023	WD	Q	I	05	65,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: RUFFO JEFFERY						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W52 S12 E10 UOP= S4 E32N4 W32\$ E42 N12\$.																	

LAND DESCRIPTION																								
L	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