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

2027

20-3S-17-05494-000

BUILDING CHARACTERISTICS

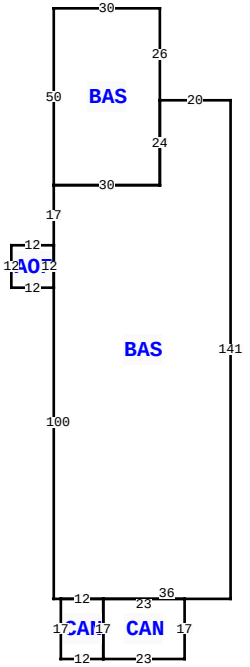
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	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
8600	06	8,224	55.6875	15.59	128,212	1960	1960	0	0	30	50.00	20.00

1 BARNS 0% - 2024 Heated Area: 7974 HX Base Yr



1730 NW OAKLAND AVE, LAKE CITY

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

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 PROPERTIE						
1499/1002	9/13/2023	WD	Q	I	05	65,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: RUFFO JEFFERY						

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$.

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	0040	BARN,POLE	0	0	120	15	1,800.00	UT	1.75	1.75	100	1998	1998	3	100	3,150	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,450

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	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							

REVIEW DATE 09/02/2015 BY DF Total Acres: 1.24 Total Land Value: 30,223 Market: 0 Agricultural: 0 Common: 30,223 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

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
Quality	03	03
DOR CODE	4100	LIGHT MANUFACTURE

MAP NUM | MKT AREA 07

NEIGHBORHOOD/LOC 20317.090 1.00/

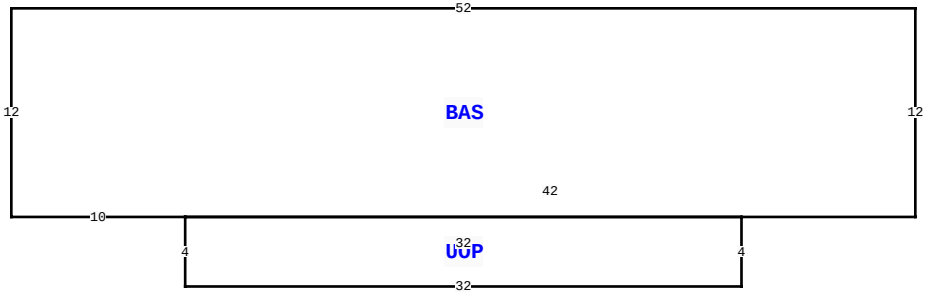
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	9,340
UOP	128	25		32	479
TOTALS	752			656	9,819

1730 NW OAKLAND AVE, LAKE CITY

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	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 624 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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1499/1002	9/13/2023	WD	Q	I	05	65,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: RUFFO JEFFERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E10 UOP= S4 E32N4 W32$ E42 N12$.

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

REVIEW DATE 09/02/2015 BY DF Total Acres: 1.24 Total Land Value: 30,223 Market: 0 Agricultural: 0 Common: 30,223 PRINTED 11/17/2026 BY SYS