

COMM NW COR OF SW1/4, RUN E ALON
SW1/4 186.4 FT FOR POB, RUN E 52
US-41, SE ALONG R/W 210 FT, SW 4

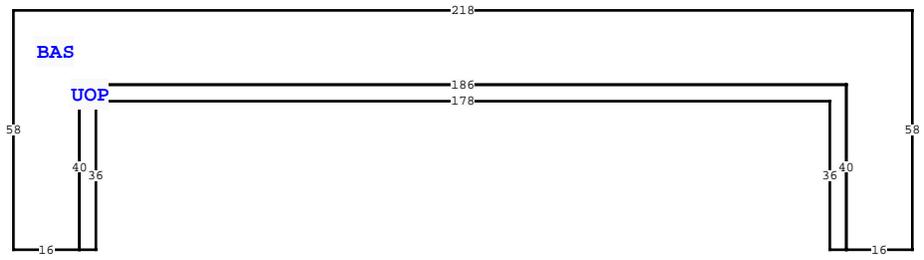
MI03 PROPERTY LLC
6900 DANIELS PARKWAY, STE 29-325
FORT MYERS, FL 33912

2026

21-4S-17-08642-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	03	PLASTER	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		11	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,204	100	
UOP	1,032	20	
TOTALS	6,236		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/FAM	LOW	0%	- 2022								
					Heated Area: 5204							
						HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,583
TOTAL MARKET OB/XF VALUE			10,220
TOTAL LAND VALUE - MARKET			53,400
TOTAL MARKET VALUE			299,203
SOH/AGL Deduction			0
ASSESSED VALUE			299,203
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,203
TOTAL JUST VALUE			299,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,289
XFOB:5:1: AROUND POOL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045557	Roof Replacement	6,000	09/26/2022
000045210	Electrical Serv	0	08/17/2022
000043693	Electrical Serv	0	02/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2776	9/07/2021	WD	Q	I	01	285,000
GRANTOR: GRAFF MIKEL PATRICK						
GRANTEE: MI03 PROPERTY LLC						
1321/2682	9/13/2016	WD	U	I	11	100
GRANTOR: TRACY GRAFF, III ETAL						
GRANTEE: MIKEL P GRAFF						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993
3	0070	CARPORT UF	0	0	18	30	540.00	UT	3.00	3.00	100	2004
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012
5	0294	SHED WOOD/	0	0	14	14	1.00	UT	500.00	500.00	100	2022
6	0296	SHED METAL	0	0	14	10	1.00	UT	500.00	500.00	100	2022

TOTAL OB/XF												
10,220												
162 SW PALM GLN, LAKE CITY												
				BLD DATE		LGL DATE				05/06/2026	MLU	
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP= E4 BAS= E16 N58 W218 S58 E16 N40 E186 S40\$ N40 W186S40 E4 N36 E178 S36\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00
2	0300	C	MULTI-FAM	0		A-1	0.00	0.00	2.56	AC		1.00

