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

2027

21-4S-17-08642-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

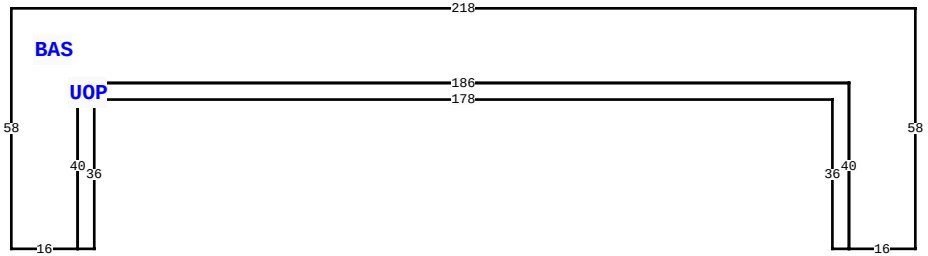
NEIGHBORHOOD/LOC 21417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,204	100		5,204	172,227
UOP	1,032	20		206	6,818
TOTALS	6,236			5,410	179,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	5,410	105.0600	66.19	358,088	1938	1938	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2022 Heated Area: 5204 HX Base Yr



162 SW PALM GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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
1	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0070	CARPORT UF	0	0	18	30	540.00	UT	3.00	3.00	100	2004	2004	3	100	1,620	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0294	SHED WOOD/	0	0	14	14	1.00	UT	500.00	500.00	100	2022	2021		100	500	
6	0296	SHED METAL	0	0	14	10	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,427
TOTAL MARKET OB/XF VALUE	10,220
TOTAL LAND VALUE - MARKET	53,400
TOTAL MARKET VALUE	309,047
SOH/AGL Deduction	0
ASSESSED VALUE	309,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,047
TOTAL JUST VALUE	309,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,252

XFOB:5:1: AROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045557	Roof Replacement	6,000	09/26/2022
000045210	Electrical Servic	0	08/17/2022
000043693	Electrical Servic	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 10,220

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	0300	C	MULTI-FAM	0		A-1	0.00	0.00	2.56	AC		1.00	1.00	1.00	15,000.00	15,000.00	38,400							

REVIEW DATE 11/21/2022 BY JS Total Acres: 3.56 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 11/16/2026 BY SYS

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
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21-4S-17-08642-001

BUILDING CHARACTERISTICS

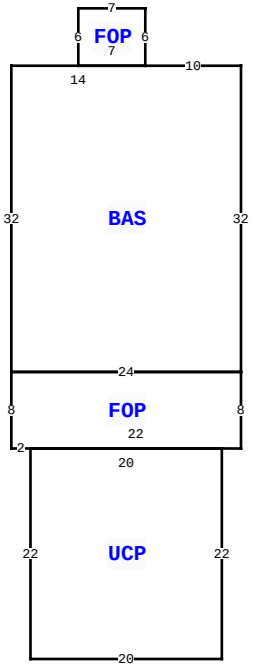
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	54,997
FOP	42	30		13	931
FOP	192	30		58	4,154
UCP	440	20		88	6,302
TOTALS	1,442			927	66,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	927	100.1520	110.17	102,128	1920	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2022 Heated Area: 768 HX Base Yr



162 SW PALM GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,047
TOTAL JUST VALUE	309,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,252

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SALES DATA

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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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W14 S32 E24 N32 $
UCP=[ORIG=-22,40] S22 E20 N22 W20 $
FOP=[ORIG=-24,32] S8 E2 E22 N8 W24 $
FOP=[ORIG=-10,0] N6 W7 S6 E7 $
.

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

REVIEW DATE 11/21/2022 BY JS Total Acres: 3.56 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 11/16/2026 BY SYS