

N1/2 OF NE1/4 OF SW1/4. ALSO N1/ SW1/4 AS LIES E OF PARNELL RD (A & BEG AT SW COR OF N1/2 OF NW1/4

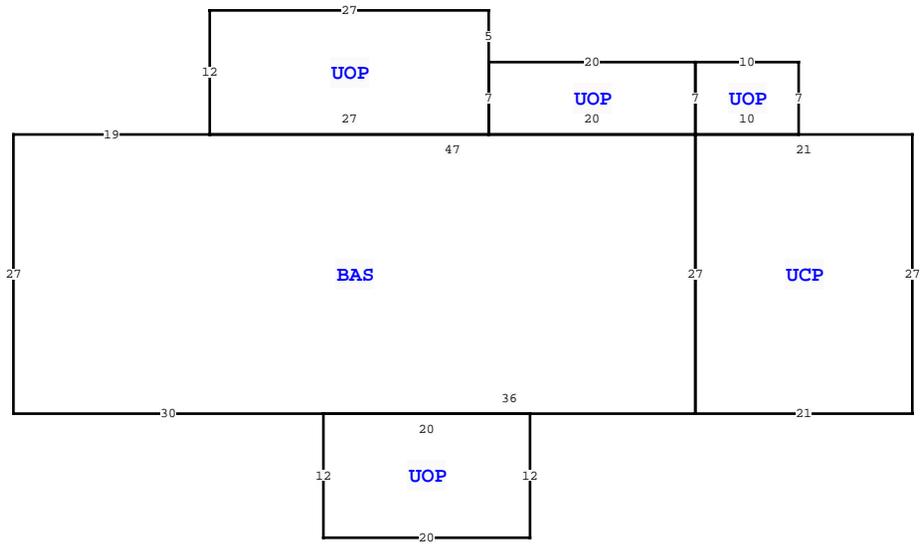
ARCH CREEK ANIMAL CLINIC, LLC  
15372 WEST DIXIE HIGHWAY  
NORTH MIAMI BEACH, FL 33162

**2026**

24-2S-16-01740-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
UCP	567	20	
UOP	70	25	
UOP	140	25	
UOP	240	25	
UOP	324	25	
TOTALS	3,123		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,089	120.8000	101.47	211,971	1996	2020		0	0	9.00	91.00	
1 MANUF 1 0% - 2023 Heated Area: 1782 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,894
TOTAL MARKET OB/XF VALUE			57,990
TOTAL LAND VALUE - MARKET			154,900
TOTAL MARKET VALUE			266,977
SOH/AGL Deduction			0
ASSESSED VALUE			266,977
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			266,977
TOTAL JUST VALUE			405,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,340

SALE:1:1: 22 ACRES \$.70 STAMPS			
XFOB:1:1: NO TITLE-ASSESS ON XFOB-PER DC			
BLDG:1:1: CLAS MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10893	M H	125	03/15/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1660	7/05/2022	WD	U	I	11	100
GRANTOR: WILLIAMS ALBERT						
GRANTEE: ARCH CREEK ANIMAL C						
1469/869	6/17/2022	WD	Q	I	01	475,000
GRANTOR: LITTLE PERRY A						
GRANTEE: WILLIAMS ALBERT						

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	0294	SHED WOOD/	0	0	20	24	480.00	UT	30.00	30.00	100	1996	1996	3	100	14,400	
2	0020	BARN,FR	0	0	24	40	1.00	UT	10,000.00	10,000.00	100	1996	1996	3	100	10,000	
3	0296	SHED METAL	0	0	14	20	120.00	UT	5.00	5.00	70	1996	1996	3	70	420	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	0	0	0	228.00	UT	2.50	2.50	100	2008	2008	3	100	570	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,400	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.98	AC		1.00	1.00	1.00	370.00	370.00	11,093							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	29.98	AC		1.00	1.00	1.00	5,000.00	5,000.00	149,900							
														TOTAL OB/XF 43,390										

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W19 S27 E30 UOP= S12 E20 N12 W20\$ E36 UCP= E21 N27 W21 S27\$ N27 UOP= E10 N7 W10 S7\$ UOP= N7 W20 UOP= N5 W27 S12 E27 N7\$ S7 E20\$ W47\$.													

N1/2 OF NE1/4 OF SW1/4. ALSO N1/ SW1/4 AS LIES E OF PARNELL RD (A & BEG AT SW COR OF N1/2 OF NW1/4

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																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 192,894 <b>TOTAL MARKET OB/XF VALUE</b> 57,990 <b>TOTAL LAND VALUE - MARKET</b> 154,900 <b>TOTAL MARKET VALUE</b> 266,977 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 266,977 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 266,977 <b>TOTAL JUST VALUE</b> 405,784 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 405,340											
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MAP NUM																												
NEIGHBORHOOD/LOC 24216.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
																	<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / U      V / I      RSN CD      SALE PRICE 1470/1660      7/05/2022      WD U      I      11      100 GRANTOR: WILLIAMS ALBERT GRANTEE: ARCH CREEK ANIMAL C 1469/869      6/17/2022      WD Q      I      01      475,000 GRANTOR: LITTLE PERRY A GRANTEE: WILLIAMS ALBERT											
TOTALS																	BLD DATE      LGL DATE XF DATE      LAND DATE INC DATE      AG DATE 07/28/2022      SPF											
<b>EXTRA FEATURES</b>																	<b>BUILDING NOTES</b>											
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												
11	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500													
12	0020	BARN, FR	0	0	47	30	UT	10.00	10.00	100	2018	2018	3	100	14,100													
																	<b>BUILDING DIMENSIONS</b>											
<b>LAND DESCRIPTION</b>						<b>TOTAL OB/XF</b> 14,600																						
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				
<b>REVIEW DATE</b> 05/01/2023 <b>BY</b> JB    Total Acres: 30.98    Total Land Value: 16,093    Market: 149,900    Agricultural: 11,093    Common: 5,000 <b>PRINTED 05/08/2026 BY SYS</b>																												