

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

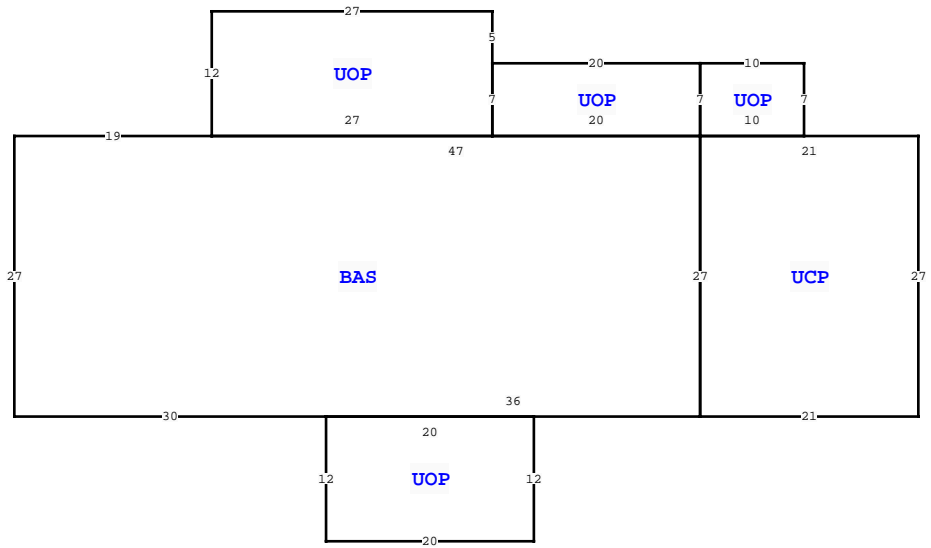
ARCH CREEK ANIMAL CLINIC, LLC  
15372 WEST DIXIE HIGHWAY  
NORTH MIAMI BEACH, FL 33162

**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	97.85	204,409	1996	2020		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			186,012
TOTAL MARKET OB/XF VALUE			57,990
TOTAL LAND VALUE - MARKET			170,390
TOTAL MARKET VALUE			260,595
SOH/AGL Deduction			0
ASSESSED VALUE			260,595
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			260,595
TOTAL JUST VALUE			414,392
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
1	0294	SHED WOOD/	0	0	20	24	480.00	UT	30.00	30.00	100	1996
2	0020	BARN,FR	0	0	24	40	1.00	UT	10,000.00	10,000.00	100	1996
3	0296	SHED METAL	0	0	14	20	120.00	UT	5.00	5.00	70	1996
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
5	0166	CONC,PAVMT	0	0	0	0	228.00	UT	2.50	2.50	100	2008
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018

TOTAL OB/XF												
43,390												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.98	AC		1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	29.98	AC		1.00

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/18/2026 MLU												
07/28/2022 SPF												

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\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.98	AC		1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	29.98	AC		1.00

