

COMM NE COR OF SEC, RUN S 63 DEG
A PT ON W R/W OF A PROPOSED RD F
CONT SW 600 FT TO A PT ON E R/W

LAKE CITY CAPITAL, LLC
100 HENDRICKS ISLE, APT B
FORT LAUDERDALE, FL 33301

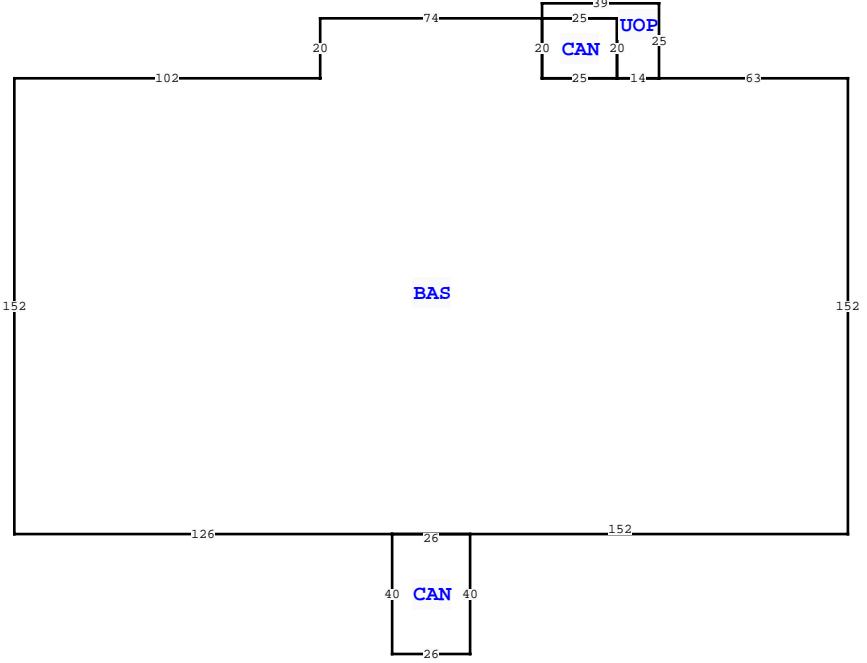
2026

24-4S-16-03102-999



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 80 |
| Exterior Wall | 10 | ABOVE AVG. | 20 |
| Roof Structure | 10 | STEEL FRME | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 15 | HARDTILE | 10 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 06 | ENG CENTRL | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Fixtures | | 36 | 100 |
| Frame | 05 | STEEL | 100 |
| Story Height | | 12 | 100 |
| RMS | | 26 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 1700 OFFICE BLD 1STY | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 24416.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 43,736 | 100 | |
| CAN | 500 | 30 | |
| CAN | 1,040 | 30 | |
| UOP | 475 | 20 | |
| TOTALS | 45,751 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|-------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | |
| 1 | OFFICE LOW | 0% | - 2026 | | | | | | | | | | |
| Heated Area: 43736 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|------------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,136,474 | |
| TOTAL MARKET OB/XF VALUE | | 225,943 | |
| TOTAL LAND VALUE - MARKET | | 598,860 | |
| TOTAL MARKET VALUE | | 1,961,277 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 1,961,277 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 1,961,277 | |
| TOTAL JUST VALUE | | 1,961,277 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 1,294,516 | |
| PRCL:0:10: DOR 2008 IDS | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000053829 | Roof Replacement | 306,515 | 08/13/2025 |
| 000052807 | Demolition | 25,000 | 04/03/2025 |
| 25332 | COMMERCIAL | 275 | 12/20/2006 |
| 25004 | MAINT/ALTR | 295 | 09/25/2006 |
| 17606 | COMMERCIAL | 0 | 11/01/2000 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1533/822 | 1/31/2025 | WD Q | Q | I | 01 | 2,500,000 |
| GRANTOR: TT 1152 SW BUSINESS P | | | | | | |
| GRANTEE: LAKE CITY CAPITAL, | | | | | | |
| 1507/2472 | 2/06/2024 | WD U | U | I | 11 | 0 |
| GRANTOR: THERATRUE FLORIDA, LL | | | | | | |
| GRANTEE: TT 1152 SW BUSINESS | | | | | | |

| 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 | 0166 | CONC, PAVMT | 0 | 0 | 5 | 690 | 3,450.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 5,175 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 173,886.00 | UT | 0.90 | 0.90 | 100 | 2001 | 2001 | 3 | 100 | 156,497 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 3.00 | UT | 800.00 | 800.00 | 100 | 2001 | 2001 | 3 | 100 | 2,400 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 6.00 | UT | 1,000.00 | 1,000.00 | 100 | 2001 | 2001 | 3 | 100 | 6,000 | |
| 5 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 77.00 | UT | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 100 | 1,155 | |
| 6 | 0164 | CONC BIN | 0 | 0 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 100 | 2001 | 2001 | 3 | 100 | 1,080 | |
| 7 | 0295 | SPKLR SYS | 0 | 0 | 0 | 0 | 43,736.00 | UT | 1.00 | 1.00 | 100 | 2001 | 2001 | 3 | 100 | 43,736 | |
| 8 | 0119 | MASONRY WA | 0 | 0 | 550 | 8 | 4,400.00 | UT | 4.50 | 4.50 | 50 | 2001 | 2001 | 3 | 50 | 9,900 | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 1700 | C | 1STORY OFF | 0 | | A-1 | 0.00 | 0.00 | 11.09 | AC | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 598,860 | | | | | | | |