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

2027

24-4S-16-03102-999

BUILDING CHARACTERISTICS

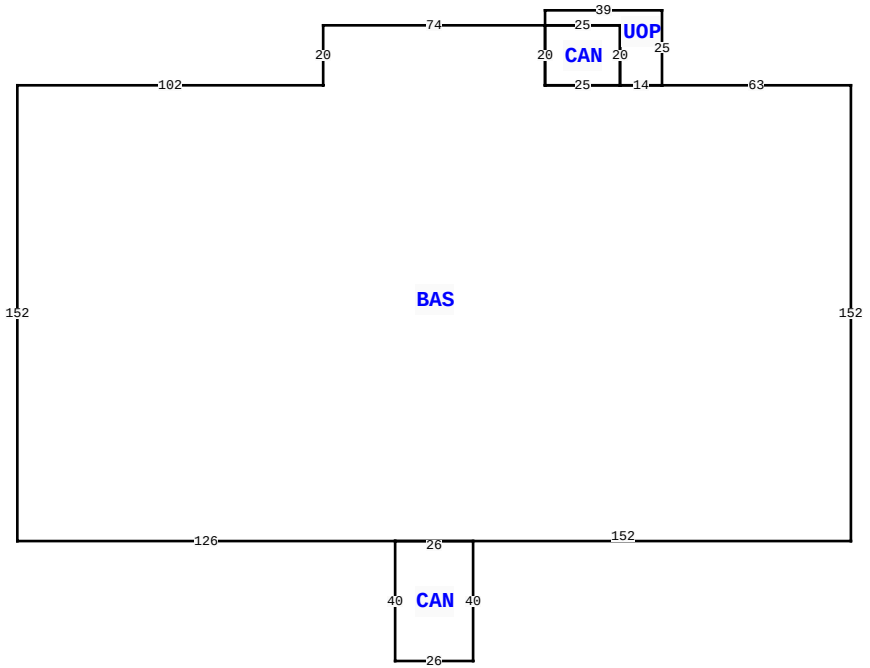
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	43,736	100		43,736	1,122,182
CAN	500	30		150	3,849
CAN	1,040	30		312	8,005
UOP	475	20		95	2,438
TOTALS	45,751			44,293	1,136,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	44,293	88.9010	65.79	2,914,036	2001	2001	0	0	30	31.00	39.00

1 OFFICE LOW 0% - 2026 Heated Area: 43736 HX Base Yr



1152 SW BUSINESS POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	1,961,277

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	I	01	2,500,000
GRANTOR: TT 1152 SW BUSINESS P						
GRANTEE: LAKE CITY CAPITAL,						
1507/2472	2/06/2024	WD	U	I	11	0
GRANTOR: THERATRUE FLORIDA, LL						
GRANTEE: TT 1152 SW BUSINESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 UOP= N25 W39 S5 E25 S20 E14$ W14 CAN= N20 W25 S20 E25$ W25 N20 W74 S20 W102 S152 E126 CAN= S40 E26 N40 W26$ E152 N152$.

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	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 225,943

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	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							

REVIEW DATE 01/15/2026 BY ME Total Acres: 11.09 Total Land Value: 598,860 Market: 0 Agricultural: 0 Common: 598,860 PRINTED 11/17/2026 BY SYS