COMM AT NW COR OF SE1/4 OF SEC R
S 383.48 FT, CONT E 174.16 FT TO
LOT 21, CROSSWINDS, PHS 1, RUN S

AGNL TRACTOR III (FL) LLC
245 PARK AVE 24TH FLOOR
NEW YORK, NY 10167-0094

2027

24-4S-16-03117-008

BUILDING CHARACTERISTICS

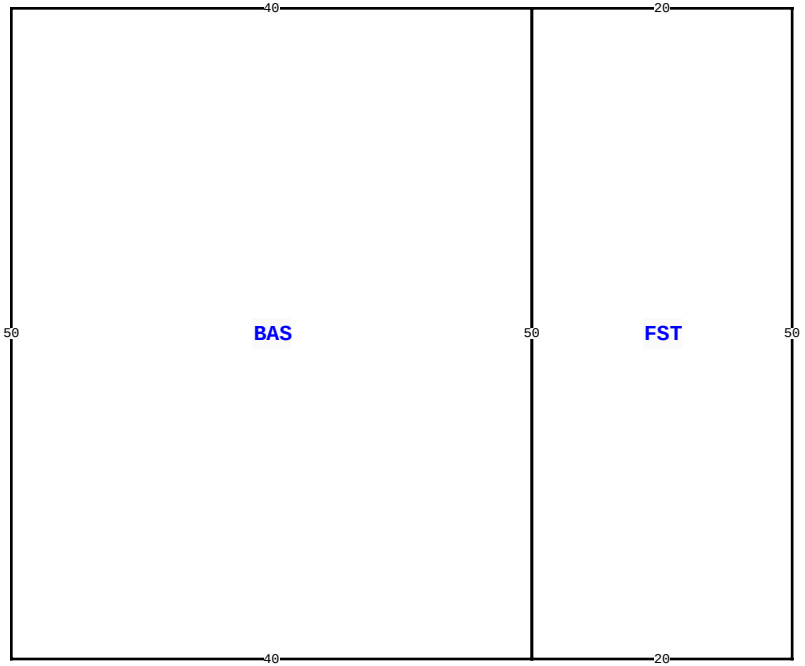
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2500	REPAIR SERVICE
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	2,000	100		2,000	235,619
FST	1,000	50		500	58,905
TOTALS	3,000			2,500	294,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,500	167.5800	124.01	310,025	2018	2018	0	0	0	5.00	95.00

1 OFFICE LOW 0% - 2022 Heated Area: 2000 HX Base Yr



692 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	0	0	11,800.00	UT	1.60	1.60	100	2018	2018	3	100	18,880	
2	0166	CONC,PAVMT	0	0	0	0	400.00	UT	2.25	2.25	100	2018	2018	3	100	900	
3	0140	CLFENCE 6	0	0	0	0	730.00	UT	7.50	7.50	100	2018	2018	3	100	5,475	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,181,706
TOTAL MARKET OB/XF VALUE	25,255
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,406,961
SOH/AGL Deduction	0
ASSESSED VALUE	1,406,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,406,961
TOTAL JUST VALUE	1,406,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,406,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35618	COMMERCIAL	1,068	07/28/2017
35619	COMMERCIAL	1,746	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1949	12/09/2021	WD	U	I	30	3,482,200
GRANTOR: AG-PRO REAL ESTATE IN						
GRANTEE: AGNL TRACTOR III (F						
1451/2242	11/03/2021	WD	U	I	30	2,165,000
GRANTOR: SKINNER GLEN RAY & SA						
GRANTEE: AG-PRO REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S50 E40 FST= E20 N50 W20 S50$ N50$.

LAND DESCRIPTION

TOTAL OB/XF 25,255

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	2500	C	SRVC SHOPS	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	200,000							

REVIEW DATE 02/20/2025 BY KS Total Acres: 2.50 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 11/16/2026 BY SYS

COMM AT NW COR OF SE1/4 OF SEC R
S 383.48 FT, CONT E 174.16 FT TO
LOT 21, CROSSWINDS, PHS 1, RUN S

AGNL TRACTOR III (FL) LLC
245 PARK AVE 24TH FLOOR
NEW YORK, NY 10167-0094

2027

24-4S-16-03117-008

BUILDING CHARACTERISTICS

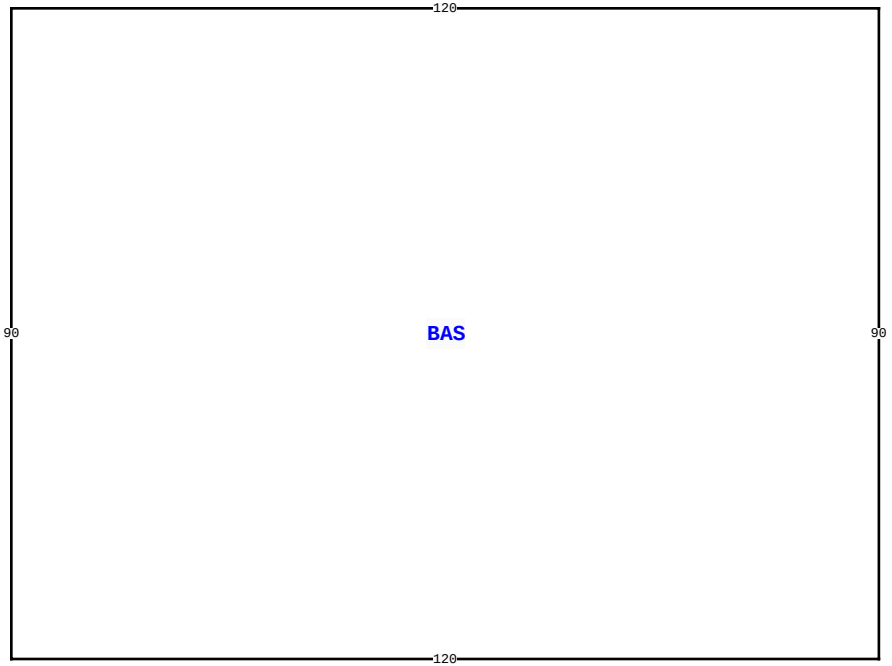
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2500	REPAIR SERVICE
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	10,800	100		10,800	887,182
TOTALS	10,800			10,800	887,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	10,800	176.4706	86.47	933,876	2018	2018	0	0	0	5.00	95.00

2 SERV SHOP 0% - 2022 Heated Area: 10800 HX Base Yr



692 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,181,706
TOTAL MARKET OB/XF VALUE	25,255
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,406,961
SOH/AGL Deduction	0
ASSESSED VALUE	1,406,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,406,961
TOTAL JUST VALUE	1,406,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,406,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1949	12/09/2021	WD	U	I	30	3,482,200
GRANTOR: AG-PRO REAL ESTATE IN						
GRANTEE: AGNL TRACTOR III (F						
1451/2242	11/03/2021	WD	U	I	30	2,165,000
GRANTOR: SKINNER GLEN RAY & SA						
GRANTEE: AG-PRO REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W120 S90 E120 N90$.

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 02/20/2025 BY KS Total Acres: 2.50 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 11/16/2026 BY SYS