COMM INTERS W R/W ROSE ST & S R/
E 50 FT FOR POB, CONT E 142.60 F
142.34 FT TO W R/W LIVE OAK ST,

LAKE CITY WEM LLC
414 LAGUNA AVENUE
KEY LARGO, FL 33037

2026

28-3S-17-05722-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,520
TOTAL MARKET VALUE	8,520
SOH/AGL Deduction	0
ASSESSED VALUE	8,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,520
TOTAL JUST VALUE	8,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/54	4/10/2023	QC	U	V	11	100
GRANTOR: PASCAL RODNEY AKA ROD						
GRANTEE: LAKE CITY WEM LLC						
1433/2138	3/30/2021	WD	Q	V	01	20,000
GRANTOR: MOD DEVELOPMENT LLC						
GRANTEE: PASCAL RODNEY						

BUILDING NOTES

BUILDING DIMENSIONS

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

TOTAL OB/XF 0

LAND DESCRIPTION

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	1000	C	VACANT COMME	0		00	0.00	0.00	1.20	AC		1.00	1.00	1.00	7,100.00	7,100.00	8,520							

REVIEW DATE 08/30/2012 BY DF Total Acres: 1.20 Total Land Value: 8,520 Market: 0 Agricultural: 0 Common: 8,520 PRINTED 06/23/2026 BY SYS