

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1488/54</td> <td>4/10/2023</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: PASCAL RODNEY AKA ROD GRANTEE: LAKE CITY WEM LLC <table border="1"> <thead> <tr> <th>1433/2138</th> <th>3/30/2021</th> <th>WD</th> <th>Q</th> <th>V</th> <th>01</th> <th>20,000</th> </tr> </thead> <tbody> <tr> <td>1433/2138</td> <td>3/30/2021</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>20,000</td> </tr> </tbody> </table> GRANTOR: MOD DEVELOPMENT LLC GRANTEE: PASCAL RODNEY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1488/54	4/10/2023	QC	U	V	11	100	1433/2138	3/30/2021	WD	Q	V	01	20,000	1433/2138	3/30/2021	WD	Q	V	01	20,000
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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																																									
LAND DESCRIPTION										TOTAL OB/XF 0																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																																																									