THIS PRCL IS LYING IN SEC 28 OF
DESC PROP: COMM SW COR LOT 8 BLO
HEIGHTS S/D, RUN S 210 FT FOR PO

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

**2026**

**28-3S-17-05722-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | MISC 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

309 NE BUDDY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 8,000 |
| TOTAL LAND VALUE - MARKET | 16,751 |
| TOTAL MARKET VALUE | 24,751 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 24,751 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 24,751 |
| TOTAL JUST VALUE | 24,751 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 24,751 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1488/56 | 4/10/2023 | QC | U | I | 11 | 100 |
| GRANTOR: RODNEY PASCAL | | | | | | |
| GRANTEE: LAKE CITY WEM, LLC | | | | | | |
| 1376/0404 | 1/11/2019 | WD | U | I | 12 | 120,000 |
| GRANTOR: DRUMMOND COMMUNITY BA | | | | | | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0040 | BARN,POLE | 0 | 0 | 30 | 103 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 80 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 4,000 | |
| 3 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,000

| 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 | 1001 | C | MISC COMMERC | 0 | | 00 | 0.00 | 0.00 | 5.94 | AC | | 1.00 | 1.00 | 0.60 | 4,700.00 | 2,820.00 | 16,751 | | | | | | | |

REVIEW DATE 09/18/2015 BY DF Total Acres: 5.94 Total Land Value: 16,751 Market: 0 Agricultural: 0 Common: 16,751 PRINTED 06/23/2026 BY SYS