

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										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									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 8,000 <b>TOTAL LAND VALUE - MARKET</b> 16,751 <b>TOTAL MARKET VALUE</b> 24,751 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 24,751 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 24,751 <b>TOTAL JUST VALUE</b> 24,751 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 24,751											
DOR CODE 1001 MISC COMMERCIAL																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   											
MAP NUM      MKT AREA      07																				<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      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											
NEIGHBORHOOD/LOC 28317.00      1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										309 NE BUDDY AVE, LAKE CITY																					
<b>EXTRA FEATURES</b>																				<b>BUILDING NOTES</b>											
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														
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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000															
																				<b>BUILDING DIMENSIONS</b>											
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 8,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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														
<b>REVIEW DATE</b> 09/18/2015 <b>BY</b> DF      Total Acres: 5.94      Total Land Value: 16,751      Market: 0      Agricultural: 0      Common: 16,751 <b>PRINTED 05/08/2026 BY SYS</b>																															