COMM NE COR OF SEC, S 2203.66 FT
R/W OF US-90, W ALONG S R/W 521.
813.84 FT TO N R/W OF SPUR TRACK

LAKE CITY PARTNERS, LLC
3050 N 29TH CT
HOLLYWOOD, FL 33020

2027

31-3S-18-10332-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,278,000
TOTAL MARKET VALUE	1,278,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,278,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,278,000
TOTAL JUST VALUE	1,278,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,278,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055863	Electrical Servic		06/09/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1458	7/14/2026	WD	Q	V	01	1,950,000
GRANTOR: NORTH FLORIDA INDUSTR						
GRANTEE: LAKE CITY PARTNERS,						
1533/559	2/10/2025	WD	U	V	18	1,600,000
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: NORTH FLORIDA INDUS						

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

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
1	4000	C	VAC INDUSTRI	0					31.95	AC		1.00	1.00	1.00	40,000.00	40,000.00	1,278,000							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 31.95 Total Land Value: 1,278,000 Market: 0 Agricultural: 0 Common: 1,278,000 PRINTED 11/17/2026 BY SYS