COMM AT NE COR OF LOT 14 CYPRESS
204.36 FT, N 192.79 FT TO S R/W
ALONG R/W 38.39 FT, CONT SE ALON

BDM PROPERTIES LLC
701 NE MARINE DR
BOCA RATON, FL 33431

2027

33-3S-16-02432-102

BUILDING CHARACTERISTICS

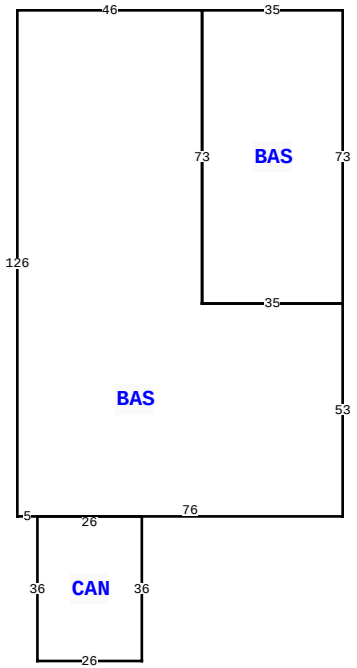
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		26 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	09	09
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100		2,555	255,087
BAS	7,651	100		7,651	763,864
CAN	936	30		281	28,054
TOTALS	11,142			10,487	1,047,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	10,487	139.1331	108.52	1,138,049	2015	2015	0	0	0	8.00	92.00

1 OFFICE MED 0% - 2021 Heated Area: 10206 HX Base Yr



179 SW PROSPERITY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0160	CLFENCE 10	0	0	0	0	44.00	UT	11.00	11.00	100	2015	2015	3	100	484	
2	0166	CONC,PAVMT	0	0	0	0	2,815.00	UT	2.00	2.00	100	2015	2015	3	100	5,630	
3	0260	PAVEMENT-A	0	0	0	0	30,930.00	UT	1.60	1.60	100	2015	2015	3	100	49,488	
4	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100	2015	2015	3	100	2,640	
5	0295	SPKLR SYS	0	0	0	0	10,206.00	UT	1.75	1.75	100	2015	2015	3	100	17,861	
6	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,047,005
TOTAL MARKET OB/XF VALUE	82,103
TOTAL LAND VALUE - MARKET	436,040
TOTAL MARKET VALUE	1,565,148
SOH/AGL Deduction	0
ASSESSED VALUE	1,565,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,565,148
TOTAL JUST VALUE	1,565,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,565,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055464	Remodel	130,000	06/02/2026
32476	COMMERCIAL	2,500	11/17/2014
32475	COMMERCIAL	5,088	11/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0194	10/01/2020	WD	U	I	37	7,355,000
GRANTOR: KB LAKE CITY DIALYSIS						
GRANTEE: BDM PROPERTIES LLC						
1299/2078	8/12/2015	WD	U	I	30	5,624,000
GRANTOR: LC RENAL CONSTRUCTION						
GRANTEE: KB LAKE CITY DIALYS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S126 E5 CAN= S36 E26 N36 W26$ E76 N53 BAS= N73 W35 S73 E35$ W35 N73$.

LAND DESCRIPTION

TOTAL OB/XF 82,103

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	1910	C	MEDIC OFF	0		CHI	0.00	0.00	67,083.00	SF		1.00	1.00	1.00	6.50	6.50	436,040							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.54 Total Land Value: 436,040 Market: 0 Agricultural: 0 Common: 436,040 PRINTED 11/16/2026 BY SYS