

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

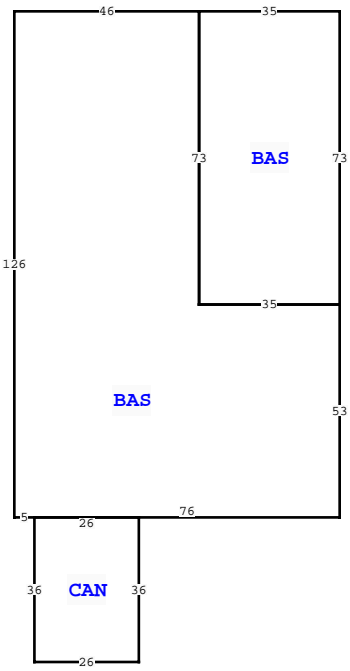
BDM PROPERTIES LLC  
701 NE MARINE DR  
BOCA RATON, FL 33431

**2026**

33-3S-16-02432-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	1900PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,555	100	
BAS	7,651	100	
CAN	936	30	
TOTALS	11,142		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 2021									Heated Area: 10206 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		1,509,445	

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						

EXTRA FEATURES																	
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	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	

TOTAL OB/XF														82,103			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/11/2026	MLU										

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

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										