

COMM SE COR OF NE1/4 OF NE1/4, R  
W 30 FT TO W R/W OF TURNER RD FO  
W 285 FT, N 105 FT, E 285 FT TO

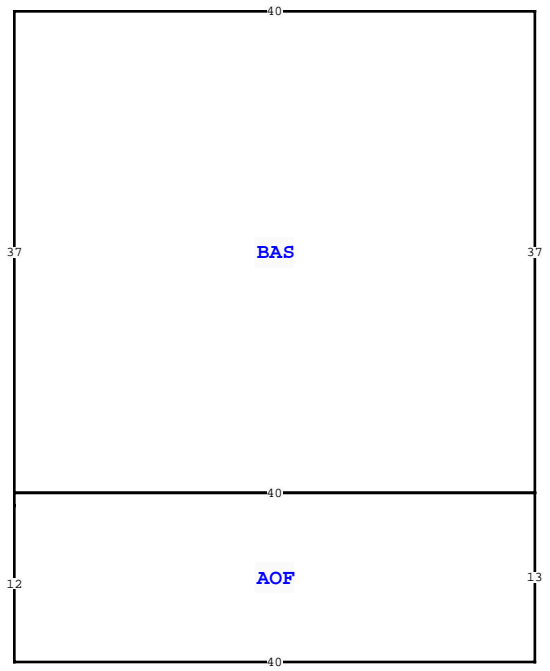
RMC RE LLC  
1936 OVERVIEW DRIVE  
NEW PORT RICHEY, FL 34655

**2026**

33-3S-16-02440-004  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		2 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4800	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	520	150	
BAS	1,480	100	
TOTALS	2,000		
TOTALS		2,260	46,525

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0%	- 2024									Heated Area: 2000 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				46,525		
TOTAL MARKET OB/XF VALUE				2,800		
TOTAL LAND VALUE - MARKET				53,144		
TOTAL MARKET VALUE				102,469		
SOH/AGL Deduction				4,368		
ASSESSED VALUE				98,101		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				98,101		
TOTAL JUST VALUE				102,469		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				89,183		
SALE:1:1: .69 AC OFF HWY-90 ON TURNER RD (7.4)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/846	3/31/2024	QC	U	I	11	100
GRANTOR: RMC CONTACTING LLC						
GRANTEE: RMC RE LLC						
1463/1005	3/31/2022	WD	U	I	37	180,000
GRANTOR: KOGER ROBERT JOE						
GRANTEE: RMC CONTACTING LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W40 S37 AOF= S1 S12 E40N13 W40\$ E40 N37\$.						

EXTRA FEATURES														434 NW TURNER AVE, LAKE CITY			
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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

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	4800	C	WAREHOUSE	0		00	100.00	270.00	26,572.00	SF		1.00	1.00	1.00	2.00	2.00	53,144							