

LOTS 2, 3 & 4, BLOCK 6, HIGHLAND
EX THE SOUTH 45 FT OF SAID LOTS.
OF LOTS 3 & 5, BLK 6 DESC AS FOL

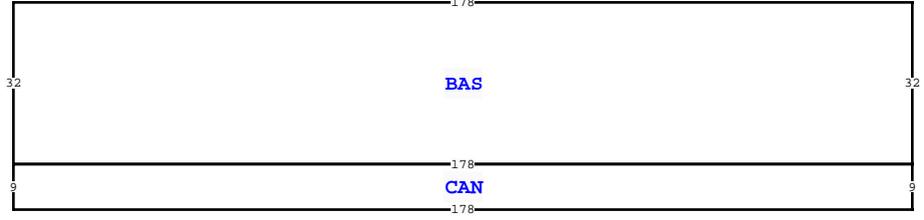
THE DUVAL PLAZA SAVE N'CO TRUST DATED MAY 4, 2023
10243 PENNY LANE DR
ORLANDO, FL 32836

2026

33-3S-17-06538-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		17	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		8	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SHOP NBHD	0%	- 2024									
				Heated Area: 5696				HX Base Yr				



Quality	05	05
DOR CODE	1600 COMMUNITY SHOPPING	
MAP NUM	MKT AREA	07
NEIGHBORHOOD/LOC	33317.090 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	5,696	100
CAN	1,602	30
TOTALS	7,298	197,633

TOTALS	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,696	100	5,696	182,244
CAN	1,602	30	481	15,390
TOTALS	7,298		6,177	197,633

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			197,633
TOTAL MARKET OB/XF VALUE			6,980
TOTAL LAND VALUE - MARKET			53,638
TOTAL MARKET VALUE			258,251
SOH/AGL Deduction			0
ASSESSED VALUE			258,251
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			258,251
TOTAL JUST VALUE			258,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049369	Electrical Servic	2,500	03/06/2024
000049020	Electrical Servic	1,000	01/16/2024
000047457	Roof Replacement	30,000	06/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1766	5/15/2023	WD	Q	I	01	325,000
GRANTOR: FRUITS OF THE VILLAS						
1363/2301	7/02/2018	WD	Q	I	01	250,000
GRANTOR: GREENS COLONIAL PLAZA						
GRANTEE: FRUITS OF THE VILLA						

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
1	0166	CONC, PAVMT	0	0	60	130	1.00	3,740.00	100	1991	1991	3
2	0260	PAVEMENT-A	0	0	60	60	3,600.00	0.90	100	1991	1991	3

TOTAL OB/XF												
6,980												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W178 S32 CAN= S9 E178 N9 W178\$ E178 N32\$.												

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	1600	C	SH CTR COM	0		CI	195.00	122.00	23,839.00	SF		1.00	1.00	1.00	2.25	2.25	53,638								