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

2027

33-3S-17-06538-000

BUILDING CHARACTERISTICS

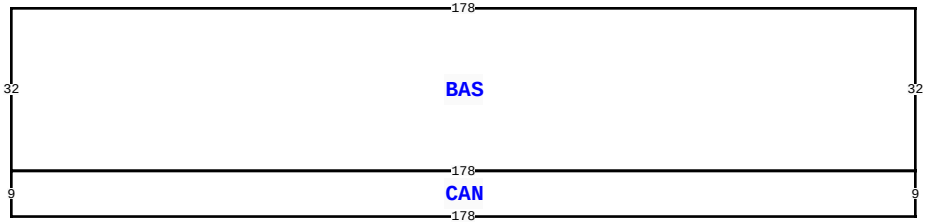
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,696	100		5,696	176,804
CAN	1,602	30		481	14,930
TOTALS	7,298			6,177	191,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	6,177	95.5056	62.08	383,468	1973	1990	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 2024 Heated Area: 5696 HX Base Yr



1780 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,734
TOTAL MARKET OB/XF VALUE	6,980
TOTAL LAND VALUE - MARKET	59,598
TOTAL MARKET VALUE	258,312
SOH/AGL Deduction	0
ASSESSED VALUE	258,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,312
TOTAL JUST VALUE	258,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,312

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						
GRANTEE: THE DUVAL PLAZA SAV						
1363/2301	7/02/2018	WD	Q	I	01	250,000
GRANTOR: GREENS COLONIAL PLAZA						
GRANTEE: FRUITS OF THE VILLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W178 S32 CAN= S9 E178 N9 W178$ E178 N32$.

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	0166	CONC,PAVMT	0	0	60	130	1.00	UT	3,740.00	3,740.00	100	1991	1991	3	100	3,740	
2	0260	PAVEMENT-A	0	0	60	60	3,600.00	UT	0.90	0.90	100	1991	1991	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 6,980

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	1600	C	SH CTR COM	0		CI	195.00	122.00	23,839.00	SF		1.00	1.00	1.00	2.50	2.50	59,598							

REVIEW DATE 05/09/2024 BY TP Total Acres: 0.55 Total Land Value: 59,598 Market: 0 Agricultural: 0 Common: 59,598 PRINTED 11/17/2026 BY SYS