LOT 5 BLK L MELROSE PARK S/D.
762-81, TD 1400-2695, QC 1526-19

ASTRA MOTORS, LLC
500 THREE ISLANDS BLVD, #715
HALLANDALE BEACH, FL 33009

2027

33-3S-17-06661-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

526 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,150
TOTAL MARKET VALUE	4,150
SOH/AGL Deduction	0
ASSESSED VALUE	4,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,150
TOTAL JUST VALUE	4,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,150

SALE:1:1: $.60 STAMPS
BLDG:1:1: PARKWOOD MH
XFOB:1:1: PARKWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2086	11/18/2024	WD	Q	V	01	7,000
GRANTOR: GREEN INDUSTRY ACQUIS						
GRANTEE: ASTRA MOTORS, LLC						
1527/881	11/12/2024	QC	U	V	11	100
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: GREEN INDUSTRY ACQU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	50.00	105.00	1.00	LT		1.00	1.00	0.50	8,300.00	4,150.00	4,150							

REVIEW DATE 12/11/2024 BY TP Total Acres: 0.12 Total Land Value: 4,150 Market: 0 Agricultural: 0 Common: 4,150 PRINTED 11/17/2026 BY SYS