COMM 911.67 FT S & 424.40 FT E O
NE1/4 OF SE1/4, RUN S 187.70 FT,
S R/W BAYA AVE, RUN E'LY 223.56

DAHI LAKE CITY LLC
3445 SARA DR
JACKSONVILLE, FL 32277

2027

33-3S-17-06869-004

BUILDING CHARACTERISTICS

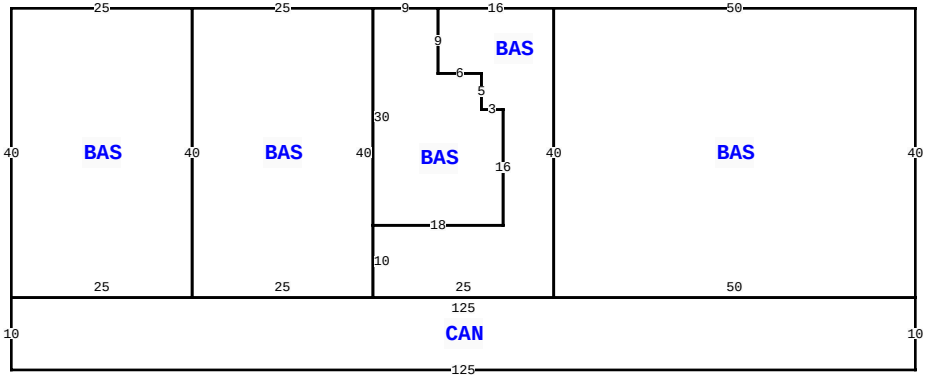
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	444	100		444	12,585
BAS	556	100		556	15,760
BAS	1,000	100		1,000	28,345
BAS	1,000	100		1,000	28,345
BAS	2,000	100		2,000	56,690
CAN	1,250	30		375	10,630
TOTALS	6,250			5,375	152,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	5,375	87.2100	56.69	304,709	1987	1987	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 0 Heated Area: 5000 HX Base Yr



1686 SE BAYA DR, LAKE CITY

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

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	20,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	392,332
TOTAL MARKET OB/XF VALUE	20,300
TOTAL LAND VALUE - MARKET	66,879
TOTAL MARKET VALUE	479,511
SOH/AGL Deduction	0
ASSESSED VALUE	479,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,511
TOTAL JUST VALUE	479,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052274	Electrical Servic	900	02/08/2025
14756	REMODEL	175	11/20/1998
7190	REMODEL	15,000	05/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1096	3/27/2026	WD	Q	I	01	1,200,000
GRANTOR: COUNTRY CLUB PLAZA OF						
GRANTEE: DAHI LAKE CITY LLC						
0608/0473	12/01/1986	WD	Q	V	01	250,000
GRANTOR: PEARSON THOMAS S &						
GRANTEE: COUNTRY CLUB PLAZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 BAS= W16 BAS= W9 BAS= W25 BAS= W25 S40 CAN= S10 E125 N10 W125$ E25 N40$ S40 E25 N40$ S30 E18 N16 W3 N5 W6 N9$ S9 E6 S5 E3 S16 W18 S10 E25 N40$ S40 E50 N40$.

LAND DESCRIPTION

TOTAL OB/XF 20,300

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		CG	0.00	0.00	59,000.00	SF		1.00	1.00	0.80	1.35	1.08	63,720							
2	1600	C	SH CTR COM	0		CG	0.00	0.00	23,400.00	SF		1.00	1.00	0.10	1.35	0.14	3,159							

REVIEW DATE 12/15/2016 BY DF Total Acres: 1.89 Total Land Value: 66,879 Market: 0 Agricultural: 0 Common: 66,879 PRINTED 11/16/2026 BY SYS

COMM 911.67 FT S & 424.40 FT E O NE1/4 OF SE1/4, RUN S 187.70 FT, S R/W BAYA AVE, RUN E'LY 223.56

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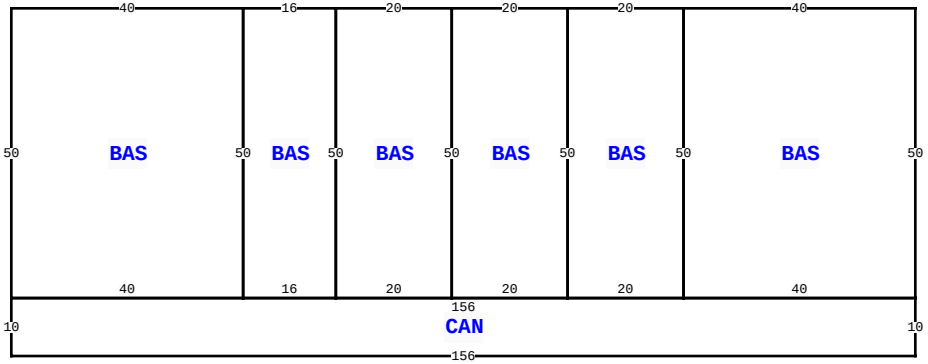
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Heating Type	09	ENG F AIR 100
Fixtures		30 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		27 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	23,220
BAS	1,000	100		1,000	29,025
BAS	1,000	100		1,000	29,025
BAS	1,000	100		1,000	29,025
BAS	2,000	100		2,000	58,050
BAS	2,000	100		2,000	58,050
CAN	1,560	30		468	13,584
TOTALS	9,360			8,268	239,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	8,268	89.3099	58.05	479,957	1987	1987	0	0	0	50.00	50.00

2 SHOP NBHD 0% - 0 Heated Area: 7800 HX Base Yr



1686 SE BAYA DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,511
TOTAL JUST VALUE	479,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,511

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GRANTEE: DAHI LAKE CITY LLC						
0608/0473	12/01/1986	WD	Q	V	01	250,000
GRANTOR: PEARSON THOMAS S &						
GRANTEE: COUNTRY CLUB PLAZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W20 BAS= W20 BAS= W20 BAS= W16 BAS= W40 S50
CAN= S10 E156 N10 W156$ E40 N50$ S50 E16 N50$ S50 E20 N50$
S50 E20 N50$ S50 E20 N50$ S50 E40 N50$.

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

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