

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

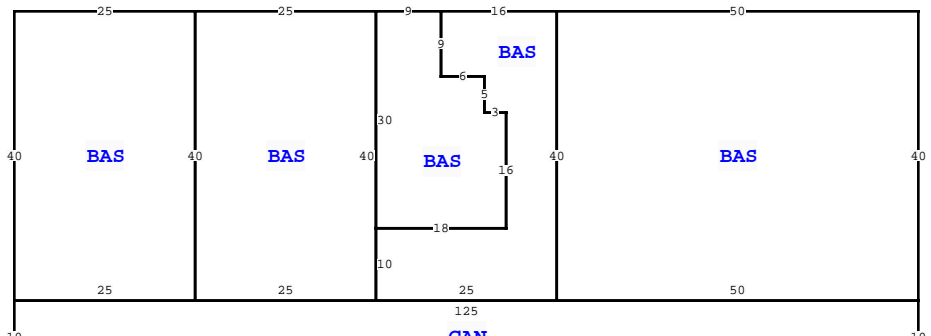
2026

33-3S-17-06869-004


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

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	50.00	50.00	

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



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		473,469	

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

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	% 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	

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	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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF													20,300										
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BUILDING NOTES	
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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\$.	

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 S R/W BAYA AVE, RUN E'LY 223.56

DAHI LAKE CITY LLC
 3445 SARA DR
 JACKSONVILLE, FL 32277

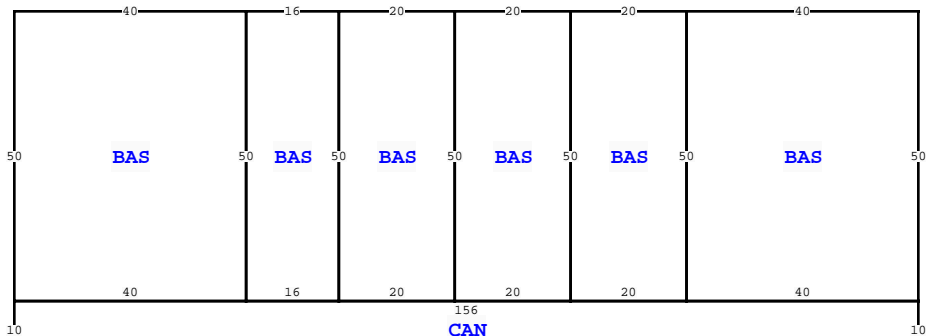
2026

33-3S-17-06869-004


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 Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
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

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	50.00	50.00

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



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		392,332	
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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		473,469	

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

DOR CODE	MAP NUM	MKT AREA
1600		07

NEIGHBORHOOD/LOC 33317.00 1.00/

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

1686 SE BAYA DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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

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				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV