PARCEL 6 BLK C BROOKSIDE S/D & A
FOLLOWS: BEG AT NE COR OF LOT B,
NW 423.8 FT TO E R/W OF NW STREA

43899 US HIGHWAY 19 LLC
143 HUDSON STREET, SUITE 5C
NEW YORK, NY 10013

2026

35-3S-16-02576-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020 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

BLD DATE		LGL DATE	04/08/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	481,883
TOTAL MARKET VALUE	481,883
SOH/AGL Deduction	0
ASSESSED VALUE	481,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,883
TOTAL JUST VALUE	481,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/507	12/29/2022	WD	Q	I	05	5,946,000
GRANTOR: TWAS PROPERTIES LLC						
GRANTEE: 43899 US HIGHWAY 19						
1457/605	1/14/2022	WD	Q	I	05	2,250,000
GRANTOR: JUPITER DEVELOPMENT L						
GRANTEE: TWAS PROPERTIES LLC						

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	0.00	0.00	60,113.00	SF		1.00	1.00	0.50	15.00	7.50	450,848							
2	0000	C	VAC RES	0			0.00	0.00	8,276.00	SF		1.00	1.00	0.25	15.00	3.75	31,035							

REVIEW DATE 04/08/2024 BY MLU Total Acres: 1.57 Total Land Value: 481,883 Market: 0 Agricultural: 0 Common: 481,883 PRINTED 05/08/2026 BY SYS