

(AKA PART OF THE EAST 30 FT OF L S OF R/W OF US-90 & PART OF THE OF LOT 2 LYING S OF R/W OF US-90

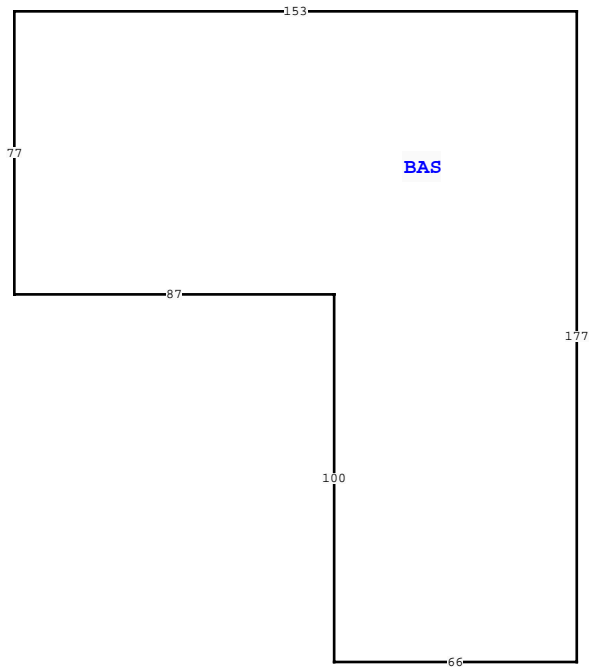
KAY-B LLC  
12555 ORANGE DR #4043  
DAVIE, FL 33330

**2026**

35-3S-16-02578-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	09	RIDGE FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	70
Interior Floor	12	HARDWOOD	30
Ceiling	04	NONE	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		23	100
Frame	05	STEEL	100
Story Height		20	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	3435GYM/FITNESS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	18,381	100	
TOTALS	18,381		18,381,325,407

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3 SPA-HEALTH	04	18,381	142.0531	76.71	1,410,007	2017	2017	0	0	6.00	94.00
Heated Area: 18381 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1 Tax Dist:	
BUILDING MARKET VALUE	1,325,407	
TOTAL MARKET OB/XF VALUE	131,952	
TOTAL LAND VALUE - MARKET	373,527	
TOTAL MARKET VALUE	1,830,886	
SOH/AGL Deduction	0	
ASSESSED VALUE	1,830,886	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,830,886	
TOTAL JUST VALUE	1,830,886	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	1,791,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1285	COMMERCIAL	0	12/12/2016
00707	M H	25	04/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2153	3/05/2018	WD	U	I	40	2,400,000
GRANTOR: RIMROCK HERITAGE LLC						
GRANTEE: KAY-B LLC						
1316/2730	6/14/2016	WD	Q	I	01	550,000
GRANTOR: LYONS PROPERTY HOLDIN						
GRANTEE: RIMROCK HERITAGE LL						

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	0295	SPKLR SYS	0	0	0	0		1.75	100	2017	2017	3	100	32,167	
2	0166	CONC, PAVMT	0	0	0	0		2.25	100	2017	2017	3	100	4,590	
3	0260	PAVEMENT-A	0	0	0	0		1.60	100	2017	2017	3	100	81,120	
4	0253	LIGHTING	0	0	0	0		1,500.00	100	2017	2017	3	100	10,500	
5	0120	CLFENCE 4	0	0	0	0		5.50	100	2017	2017	3	100	3,575	

TOTAL OB/XF												131,952			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/12/2026			MLU									

BUILDING NOTES											
BAS= W153 S77 E87 S100 E66 N177\$.											

BUILDING DIMENSIONS											
BAS= W153 S77 E87 S100 E66 N177\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3435	C	GYM/FITNES	0		CG	0.00	0.00	106,722.00	SF		1.00	1.00	1.00	3.50	3.50	373,527							