COMM AT NE COR OF SE1/4 OF SE
1/4 OF SEC, RUN S 21.10 FT TO
N R/W OF U S HWY 90, SW ALONG

TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

2026

36-3S-16-02611-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,270
TOTAL MARKET VALUE	31,270
SOH/AGL Deduction	0
ASSESSED VALUE	31,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,270
TOTAL JUST VALUE	31,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/2004	12/02/2011	WD	U	V	35	115,400

GRANTOR: UNITED OUTDOOR MEDIA

GRANTEE: TLC PROPERTIES INC

BLD DATE		LGL DATE	04/09/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1000	C	VACANT COMME	0		CI	59.00	53.00	3,127.00	SF		1.00	1.00	1.00	10.00	10.00	31,270							

REVIEW DATE 04/09/2024 BY MLU Total Acres: 0.07 Total Land Value: 31,270 Market: 0 Agricultural: 0 Common: 31,270 PRINTED 01/08/2026 BY SYS