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

2027

36-3S-16-02611-026

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

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,397
TOTAL MARKET VALUE	34,397
SOH/AGL Deduction	0
ASSESSED VALUE	34,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,397
TOTAL JUST VALUE	34,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,397

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

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	11.00	11.00	34,397							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.07 Total Land Value: 34,397 Market: 0 Agricultural: 0 Common: 34,397 PRINTED 11/17/2026 BY SYS