

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


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD 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																							
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
MAP NUM																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1225/2004</td> <td>12/02/2011</td> <td>WD U</td> <td>V</td> <td>V</td> <td>35</td> <td>115,400</td> </tr> </tbody> </table> GRANTOR: UNITED OUTDOOR MEDIA GRANTEE: TLC PROPERTIES INC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1225/2004	12/02/2011	WD U	V	V	35	115,400
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1225/2004	12/02/2011	WD U	V	V	35	115,400																																					
NEIGHBORHOOD/LOC 36316.00 1.00/																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>04/09/2024</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	LGL DATE	04/09/2024	MLU										
BLD DATE	LGL DATE																																										
04/09/2024	MLU																																										
EXTRA FEATURES																				BUILDING NOTES 																							
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 DIMENSIONS 																										
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	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 05/05/2026 BY SYS																																											