COMMON AREA WITHIN TURTLE INDUST
CONDOMINIUM AS RECORDED IN ORB 1

TURTLE INDUSTRIAL CONDOMINIUM
9738 BLUE ISLE BAY
PARKLAND, FL 33076

2026

36-3S-16-02612-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0900	RES COMMON AREA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.020 3.25/		

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

2670 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
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	0
TOTAL MARKET VALUE	0
SOH/AGL Deduction	0
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0409	REMODEL	785	09/09/2020
15-0578	COMMERCIAL	2,812	03/06/2015
14-0427	COMMERCIAL	3,330	12/08/2014
14-0457	DEMOLISH	25	12/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1756	1/23/2017	WD	U	I	40	4,000,000
GRANTOR: US 90 BASCOM LLC						
GRANTEE: TURTLE INDUSTRIAL C						
1284/1185	11/10/2014	WD	Q	V	01	1,000,000
GRANTOR: LAKE CITY SERVICE CEN						
GRANTEE: US 90 BASCOM 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	1.00	1.00	100	2015	2015	3	100	0	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1.00	1.00	100	2015	2015	3	100	0	
3	0253	LIGHTING	0	0	0	0	1.00	UT	1.00	1.00	100	2015	2015	3	100	0	
4	0164	CONC BIN	0	0	10	22	1.00	UT	1.00	1.00	100	2015	2015	3	100	0	

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	9602	C	COMMON AREAS	0		CI	0.00	0.00	1.00	SF		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/19/2026 BY SYS