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 07/11/2023 BY KS Total Acres: 1.15 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 05/08/2026 BY SYS