UNIT 1 TURTLE INDUSTRIAL CONDOMI

TURTLE INDUSTRIAL CONDOMINIUM
9738 BLUE ISLE BAY
PARKLAND, FL 33076

2027

36-3S-16-02612-101

BUILDING CHARACTERISTICS

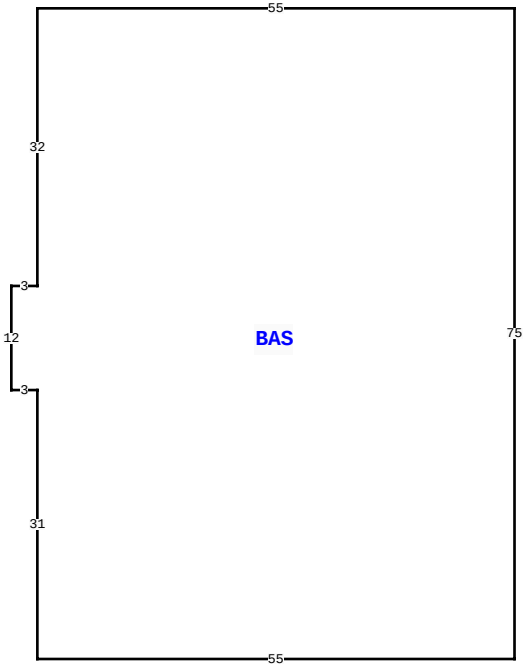
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	05	STEEL 100
Story Height		16 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	4,161	100		4,161	1,322,310
TOTALS	4,161			4,161	1,322,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3510	04	4,161	151.8339	345.42	1,437,293	2015	2015	0	0	0	8.00	92.00

1 RETL CONDO 0% - 2021 Heated Area: 4161 HX Base Yr



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	1,322,310
TOTAL MARKET OB/XF VALUE	11,903
TOTAL LAND VALUE - MARKET	16
TOTAL MARKET VALUE	1,334,229
SOH/AGL Deduction	0
ASSESSED VALUE	1,334,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,334,229
TOTAL JUST VALUE	1,334,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,334,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-40,0] W55 S32 W3 S12 E3 S31 E55 N75 $
.

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	0295	SPKLR SYS	0	0	0	0	4,161.00	UT	0.00	2.50	100	2021	2020		100	10,403	
2	0258	PATIO	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,903

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	2100	C	RESTAURANT	0		CI	0.00	0.00	1.00	UT		1.00	1.00	1.00	16.00	16.00	16							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.10 Total Land Value: 16 Market: 0 Agricultural: 0 Common: 16 PRINTED 11/17/2026 BY SYS