UNIT 2 TURTLE INDUSTRIAL CONDOMI

**TURTLE INDUSTRIAL CONDOMINIUM**
9738 BLUE ISLE BAY
PARKLAND, FL 33076

**2027**

**36-3S-16-02612-102**

## BUILDING CHARACTERISTICS

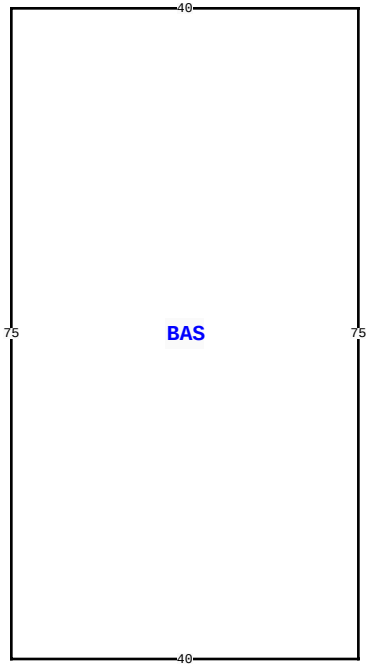
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 14 | CARPET 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 | | N/A 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 1900 | PROFESS SVC/BLD |
| 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 | 3,000 | 100 | | 3,000 | 966,718 |
| TOTALS | 3,000 | | | 3,000 | 966,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3510 | 04 | 3,000 | 153.9610 | 350.26 | 1,050,780 | 2015 | 2015 | 0 | 0 | 0 | 8.00 | 92.00 |

1 RETL CONDO 0% - 2015 Heated Area: 3000 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 | 966,718 |
| TOTAL MARKET OB/XF VALUE | 7,500 |
| TOTAL LAND VALUE - MARKET | 16 |
| TOTAL MARKET VALUE | 974,234 |
| SOH/AGL Deduction | 334,558 |
| ASSESSED VALUE | 639,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 639,676 |
| TOTAL JUST VALUE | 974,234 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 974,234 |

DEC OF CONDO GIVES ALL RIGHTS FROM TURTLE INDUSTRI

| 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=10,10] S75 E40 N75 W40 $
.

## 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 | 3,000.00 | UT | 2.50 | 2.50 | 100 | 2021 | 2015 | | 100 | 7,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,500

| 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 | 1900 | C | PROF BLDG | 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: 0.07 Total Land Value: 16 Market: 0 Agricultural: 0 Common: 16 PRINTED 11/16/2026 BY SYS