

LOTS 2, 3 & 4, BLOCK 6, HIGHLAND
EX THE SOUTH 45 FT OF SAID LOTS.
OF LOTS 3 & 5, BLK 6 DESC AS FOL

THE DUVAL PLAZA SAVE N'CO TRUST DATED MAY 4, 2023
10243 PENNY LANE DR
ORLANDO, FL 32836

2024

33-3S-17-06538-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	17	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	8	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	1600 COMMUNITY SHOPPING	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,696	100	5,696	163,191
CAN	1,602	30	481	13,781

TOTALS	7,298	6,177	176,971
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	60	130	1.00	UT	3,740.00	
2	0260	PAVEMENT-A	0	60	60	3,600.00	UT	0.90	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1600	C	SH CTR COM	0		CI	195.00	122.00	23,839.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3800	04	6,177	95.5056	57.30	353,942	1973	1990	0	0	0	50.00	50.00	
1 SHOP NBHD - 0% - 2024													
Heated Area: 5696 HX Base Yr													
32 178 178 9 BAS CAN 32 9													
1780 E DUVAL ST, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
6,980													

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6,980													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		176,971	
TOTAL MARKET OB/XF VALUE		6,980	
TOTAL LAND VALUE - MARKET		53,638	
TOTAL MARKET VALUE		237,589	
SOH/AGL Deduction		0	
ASSESSED VALUE		237,589	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		237,589	
TOTAL JUST VALUE		237,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047457	Roof Replacement	30,000	06/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1766	5/15/2023	WD	Q	I	01	325,000
GRANTOR: FRUITS OF THE VILLAS						
GRANTEE: THE DUVAL PLAZA SAV						
1363/2301	7/02/2018	WD	Q	I	01	250,000
GRANTOR: GREENS COLONIAL PLAZA						
GRANTEE: FRUITS OF THE VILLA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W178 S32 CAN= S9 E178 N9 W178\$ E178 N32\$.													