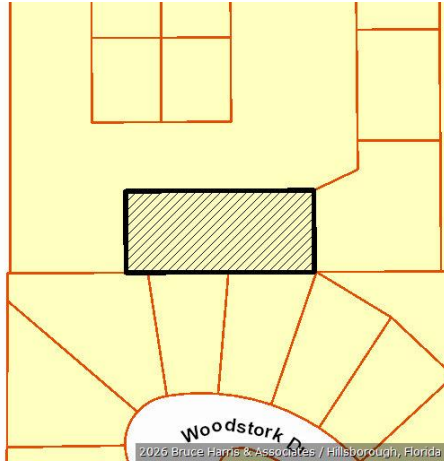




Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafil.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 072309-2502



Owner Information

Owner Name	BC MANAGEMENT GROUP PLLC
Mailing Address	10370 MEADOWRUN DR LITHIA, FL 33547-2870
Site Address	1383 PROVIDENCE RD, BRANDON
PIN	U-33-29-20-96N-000000-00001.0
Folio	072309-2502
Prior PIN	U-33-29-20-ZZZ-000002-70250.0
Prior Folio	072309-1150
Tax District	U - UNINCORPORATED
Property Use	1751 PRO-PARK MEDICAL OFFICE
Plat Book/Page	110/178
Neighborhood	223009.00 Heather Lakes Area
Subdivision	96N PROVIDENCE LAKES EXECUTIVE PARK

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,269,200	\$1,269,200	\$0	\$1,269,200
Public Schools	\$1,269,200	\$1,269,200	\$0	\$1,269,200
Municipal	\$1,269,200	\$1,269,200	\$0	\$1,269,200
Other Districts	\$1,269,200	\$1,269,200	\$0	\$1,269,200

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2025098174	02	2025	WD	Qualified	Improved	\$1,594,200
19635 / 0388	2009427169	12	2009	WD	Qualified	Vacant	\$297,500

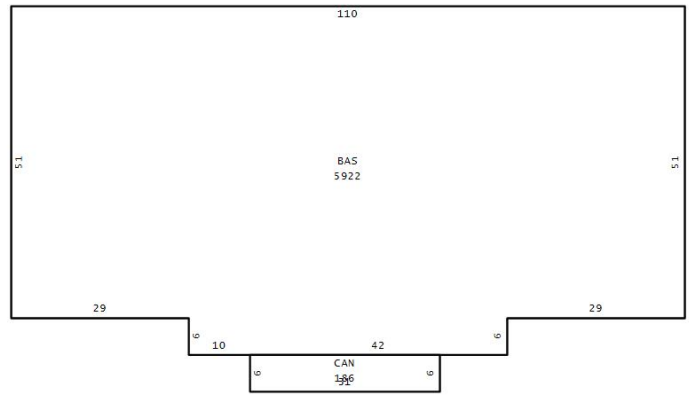
Building Information

Building 1

Type	52 MEDICAL OFFICE
Year Built	2010

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	8	Brick
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	6	Tile
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	9.00	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	5,922	5,922	\$1,097,715
CAN	186		\$10,380
Totals	6,108	5,922	\$1,108,095

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0060	CONCRETE PAVEMENT	0	2011	0	0	3,492.00	\$14,681
0285	FENCE VINYL	0	2016	0	0	195.00	\$3,413

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
1403	ProPark Pad 3	PD	1.00	1.00	BD Bldg Square Feet	5,922.00	\$177,660

Legal Description

PROVIDENCE LAKES EXECUTIVE PARK LOTS 1 AND 2