NE DIV: W1/2 OF LOT 18 CATHEYS S

448-715, 630-202, WD 935-177, WD

LG TRANSIT LLC
795 NW JAKE GLN
LAKE CITY, FL 32055

2026

00-00-00-11228-000

BUILDING CHARACTERISTICS

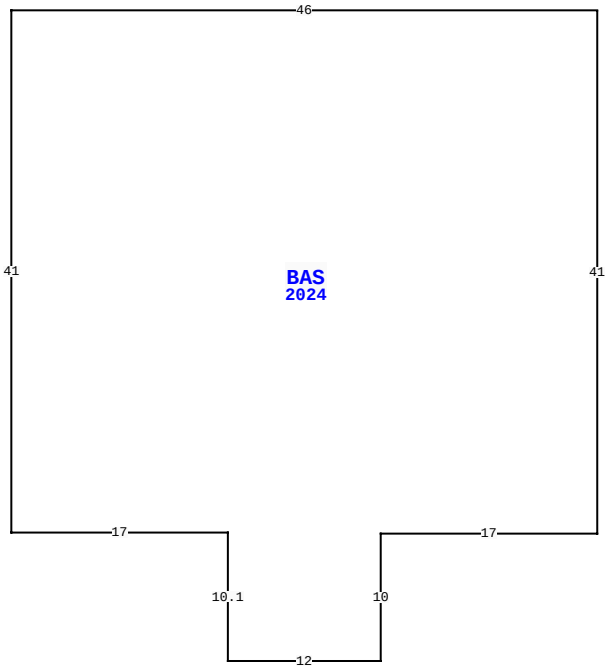
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	00	N/A 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2024	2,004	181,215
TOTALS	2,004			2,004	181,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,004	123.4296	91.34	183,045	2023	2023	0	0	0	1.00	99.00

1 OFFICE LOW 0% - 2024 Heated Area: 2004 HX Base Yr



943 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	181,215
TOTAL MARKET OB/XF VALUE	11,745
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	203,460
SOH/AGL Deduction	0
ASSESSED VALUE	203,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,460
TOTAL JUST VALUE	203,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047911	Signs - New or Ex	40,000	08/17/2023
000046550	New Commercial Co	211,000	02/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/619	11/19/2021	WD	Q	I	01	50,000
GRANTOR: BROWN NATHAN						
GRANTEE: LG TRANSIT LLC						
0935/0177	9/11/2001	WD	P	V	99	16,000
GRANTOR: J MCCRANIE						
GRANTEE: NATHAN & DEBORAH BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=101,13] S41 W17 S10 W12 N10.1 W17 N41 E46 $
.

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	0166	CONC,PAVMT	0	0	0	0	3,915.00	UT	3.00	3.00	100	2024	2023		100	11,745	

LAND DESCRIPTION

TOTAL OB/XF 11,745

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	1700	C	1STORY OFF	0		*CG	200.00	105.00	21,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,500							

REVIEW DATE 02/02/2024 BY Thomas Total Acres: 0.48 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/03/2025 BY SYS