NW DIV: BEG AT INTERS E LINE OF
& S LINE OF SR-100-A, RUN E ALON
FT, S 339.7 FT TO FRONIE ST, W 8

JOHN FREDERICK INSTALLATIONS
PO BOX 2041
LAKE CITY, FL 32056

**2026**

**00-00-00-11599-000**

## COLUMBIA COUNTY PROPERTY



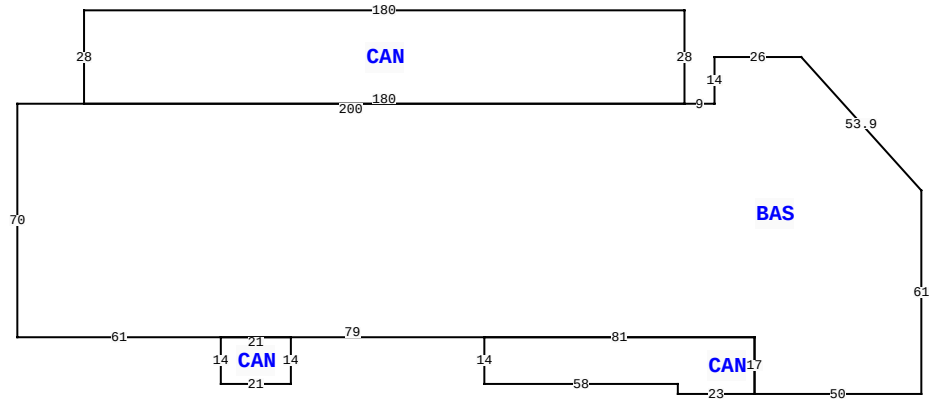
### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 4 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 2 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 01 | 01 |
| DOR CODE | 4800 | WAREHOSE/DISTRB |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 21,929 | 56.6865 | 20.97 | 459,851 | 1967 | 1967 | 0 | 0 | 0 | 50.00 | 50.00 |

1 WAREH STOR 0% - 0 Heated Area: 19968 HX Base Yr




### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 229,926 |
| TOTAL MARKET OB/XF VALUE | 8,686 |
| TOTAL LAND VALUE - MARKET | 24,765 |
| TOTAL MARKET VALUE | 263,377 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 263,377 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 263,377 |
| TOTAL JUST VALUE | 263,377 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 263,377 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044309 | Roof Replacement | 28,574 | 12/05/2022 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 19,968 | 100 | | 19,968 | 209,365 |
| CAN | 294 | 30 | | 88 | 923 |
| CAN | 1,203 | 30 | | 361 | 3,785 |
| CAN | 5,040 | 30 | | 1,512 | 15,854 |
| TOTALS | 26,505 | | | 21,929 | 229,926 |

360 NW BASCOM NORRIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1332/1827 | 3/03/2017 | WD | U | I | 30 | 210,000 |
| GRANTOR: JANICE C BATES & RICH | | | | | | |
| GRANTEE: JOHN FREDERICK INST | | | | | | |
| 1314/2466 | 5/01/2016 | WD | U | I | 11 | 100 |
| GRANTOR: DANIEL CRAPPS & RICHA | | | | | | |
| GRANTEE: JANICE C BATES & RI | | | | | | |

### 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 50 | 0 | 0 | 3 | 50 | 3,500 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 3,600.00 | 3,600.00 | 50 | 0 | 0 | 3 | 50 | 1,800 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 30 | 100 | 1.00 | UT | 6,772.50 | 6,772.50 | 50 | 0 | 0 | 3 | 50 | 3,386 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= N61 U40 L36 W26 S14 W9 CAN= N28 W180 S28 E180$ W200 S70 E61 CAN= S14 E21 N14 W21$ E79 CAN= S14 E58 S3 E23 N17 W81$ E81 S17 E50$.

### LAND DESCRIPTION

TOTAL OB/XF 8,686

| 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 | 4800 | C | WAREHOUSE | 0 | | CI | 340.00 | 250.00 | 1.95 | AC | | 1.00 | 1.00 | 1.00 | 12,700.00 | 12,700.00 | 24,765 | | | | | | | |

REVIEW DATE 10/14/2015 BY DF Total Acres: 1.95 Total Land Value: 24,765 Market: 0 Agricultural: 0 Common: 24,765 PRINTED 11/06/2025 BY SYS