N DIV:COMM SE COR OF SW1/4 OF SE
FT, NW 120.92 FT, NE 40.87 FT FO
FT, NW 164.32 FT, S'LY ALONG CUR

FRONT PORCH PROPERTIES OF FLORIDA LLC
1185 NW SCENIC LAKE DR
LAKE CITY, FL 32055

**2026**

**00-00-00-11697-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 16 100 |
| RMS | | 4 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 03 | 03 |

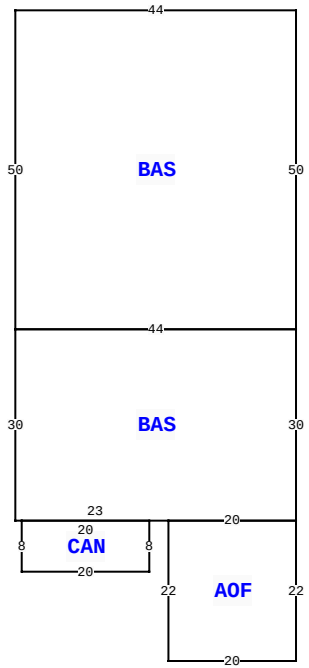
| | | | |
|---|---|---|---|
| DOR CODE | 4800 | WAREHOSE/DISTRB | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 440 | 150 | | 660 | 12,501 |
| BAS | 1,320 | 100 | | 1,320 | 25,001 |
| BAS | 2,200 | 100 | | 2,200 | 41,668 |
| CAN | 160 | 30 | | 48 | 909 |
| TOTALS | 4,120 | | | 4,228 | 80,078 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 4,228 | 102.3853 | 37.88 | 160,157 | 1960 | 1960 | 0 | 0 | 0 | 50.00 | 50.00 |

1 WAREH STOR 0% - 2022 Heated Area: 3960 HX Base Yr




355 NW LAKE JEFFERY RD, 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 | 80,078 |
| TOTAL MARKET OB/XF VALUE | 4,470 |
| TOTAL LAND VALUE - MARKET | 11,583 |
| TOTAL MARKET VALUE | 96,131 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 96,131 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,131 |
| TOTAL JUST VALUE | 96,131 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 96,131 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1285 | MAINT/ALTR | 50 | 05/04/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1434/53 | 4/01/2021 | WD | Q | I | 05 | 282,500 |
| GRANTOR: DISCOUNT CARPET & FLO | | | | | | |
| GRANTEE: FRONT PORCH PROPERT | | | | | | |
| 0917/1571 | 1/04/2001 | WD | Q | I | 01 | 14,600 |
| GRANTOR: JOHN CONROY | | | | | | |
| GRANTEE: DISCOUNT CARPET & F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S50 BAS= S30 E1 CAN= S8 E20 N8 W20$ E23 AOF= S22 E20 N22 W20$ E20 N30 W44$ E44 N50$.

## 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 | 4,832.00 | UT | 1.85 | 1.85 | 50 | 2008 | 2008 | 3 | 50 | 4,470 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,470

| 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 | | 00 | 0.00 | 0.00 | 0.81 | AC | | 1.00 | 1.00 | 1.00 | 14,300.00 | 14,300.00 | 11,583 | | | | | | | |

REVIEW DATE 11/18/2015 BY DF Total Acres: 0.81 Total Land Value: 11,583 Market: 0 Agricultural: 0 Common: 11,583 PRINTED 10/02/2025 BY SYS