N DIV: BEG 50 FT E OF NW COR, RU
FT, N 105 FT, W 75 FT TO POB. BL
N DIV: BEG NW COR, RUN E 50 FT,

A THROUGH Z HOLDINGS GROUP LLC
4846 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

00-00-00-12045-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

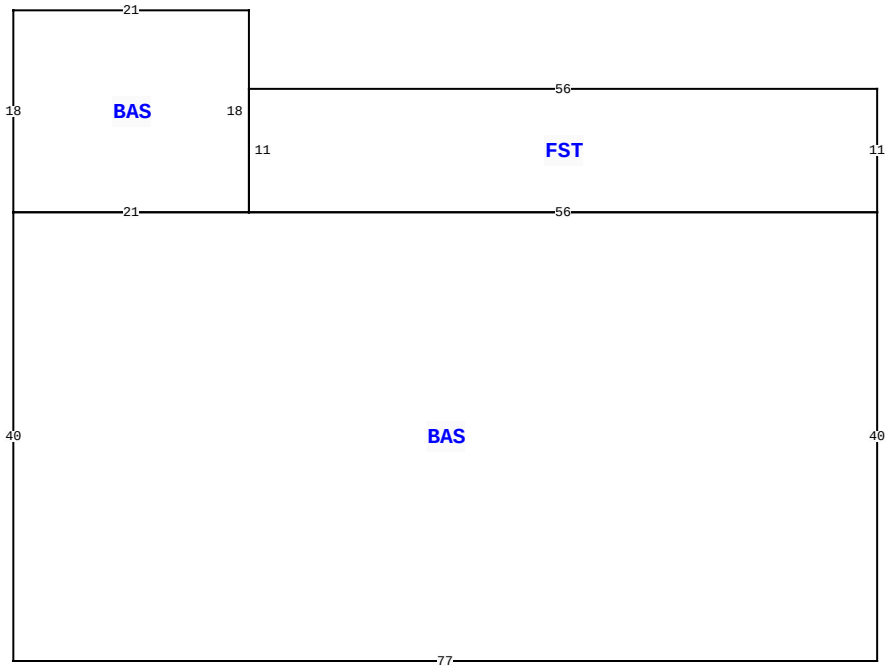
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100		378	6,124
BAS	3,080	100		3,080	49,896
FST	616	50		308	4,990
TOTALS	4,074			3,766	61,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	3,766	58.9016	32.40	122,018	1900	1900	0	0	0	50.00	50.00

1 STORE DISC 0% - 2025 Heated Area: 3458 HX Base Yr



164 NE RAILROAD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,009
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,499
TOTAL MARKET VALUE	75,508
SOH/AGL Deduction	0
ASSESSED VALUE	75,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,508
TOTAL JUST VALUE	75,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0412	REMODEL	425	09/19/2013
1021	MAINT/ALTR	128	09/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/410	6/14/2024	WD	U	I	11	100
GRANTOR: CHARLES L WILLIAMS RE						
GRANTEE: A THROUGH Z HOLDING						
1511/812	3/28/2024	WD	U	I	17	115,000
GRANTOR: CHURCH ON THE WAY						
GRANTEE: A THROUGH Z GROUP,						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N11 W56 S11 E56$ BAS= W56 BAS= N18 W21 S18 E21$ W21 S40E77 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1100	C	STORE 1FLR	0		00	0.00	0.00	7,805.00	SF		1.00	1.00	1.00	1.00	1.00	7,805							
2	0000	C	VAC RES	0		*RO	50.00	105.00	5,250.00	SF		1.00	1.00	1.00	0.75	0.75	3,938							
3	0000	C	VAC RES	0		*RO	35.00	105.00	3,675.00	SF		1.00	1.00	1.00	0.75	0.75	2,756							

REVIEW DATE 04/11/2016 BY ME Total Acres: 0.38 Total Land Value: 14,499 Market: 0 Agricultural: 0 Common: 14,499 PRINTED 11/19/2025 BY SYS