C DIV: NW1/4 BLOCK 44.

679-699, 766-562, 780-579, 907-3

COOL CHICKS 4 CHIRST LLC
6834 NW 44TH STREET
JENNINGS, FL 32053

2026

00-00-00-12768-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

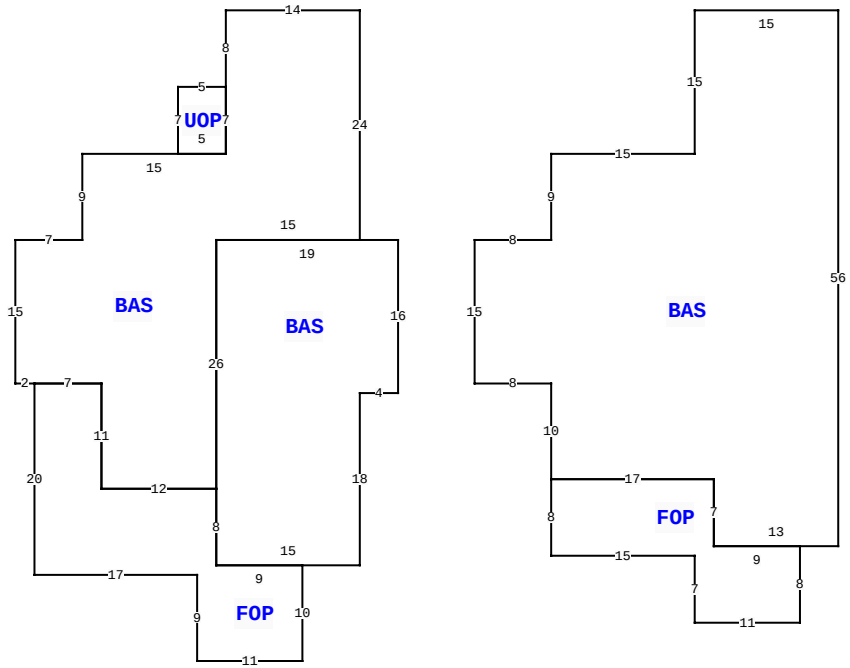
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	03	HISTORICAL 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	574	100		574	83,010
BAS	918	100		918	132,758
BAS	1,456	100		1,456	210,561
FOP	222	30		67	9,690
FOP	356	30		107	15,474
UOP	35	20		7	1,012
TOTALS	3,561			3,129	452,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,129	161.4060	180.77	565,629	1900	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 2948 HX Base Yr



207 S MARION AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	452,503
TOTAL MARKET OB/XF VALUE	3,750
TOTAL LAND VALUE - MARKET	27,562
TOTAL MARKET VALUE	483,815
SOH/AGL Deduction	41,534
ASSESSED VALUE	442,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,281
TOTAL JUST VALUE	483,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	489,471

SALE:3:1: LEASE WITH OPTION . HOUSE NEEDS MAJOR RE

SALE:2:1: CERTIFICATE OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1367/2107	8/29/2018	WD	Q	I	01	285,000
GRANTOR: F&O HOLDINGS LLC						
GRANTEE: COOL CHICKS 4 CHRIS						
1151/1297	5/30/2008	WD	Q	I		345,000
GRANTOR: LISA D VANACORE						
GRANTEE: F&O HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S8 UOP= W5 S7 E5 N7$ S7 W15 S9 W7 S15 E2 FOP= S20 E17 S9 E11 N10W9 N8 W12 N11 W7$ E7 S11 E12 BAS= S8 E15 N18 E4 N16 W19 S26$ N26 E15 N24$ PTR=E50 BAS= W15 S15 W15 S9 W8 S15 E8S10 FOP= S8 E15 S7 E11 N8 W9 N7W17$ E17 S7 E13 N56$ W50$.

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	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,750

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	0100	C	SFR	0		*CG	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	2.50	2.50	27,562							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.25 Total Land Value: 27,562 Market: 0 Agricultural: 0 Common: 27,562 PRINTED 11/18/2025 BY SYS