S DIV: W1/2 OF LOTS 4 & 5 BLOCK

282-620, 624-206, 667-582, 975-2

WWJD PROPERTIES LLC
2626 COLLINS AVE
LAKELAND, FL 33803

2026

00-00-00-13815-000

BUILDING CHARACTERISTICS

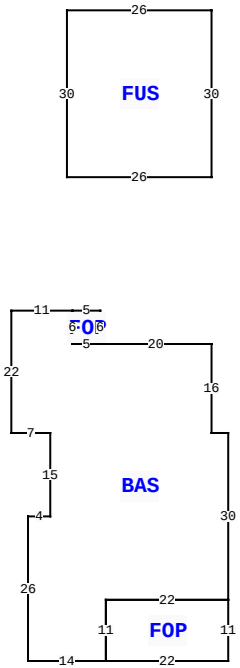
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Roof Cover	00	N/A 0
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0109	SFR/BOARDING HOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	103,694
FOP	30	30		9	514
FOP	242	30		73	4,168
FUS	780	100		780	44,538
TOTALS	2,868			2,678	152,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,678	113.2929	126.89	339,811	1920	1920	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 2596 HX Base Yr



189 SE BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	203,161
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,281
TOTAL MARKET VALUE	236,442
SOH/AGL Deduction	0
ASSESSED VALUE	236,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,442
TOTAL JUST VALUE	236,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,442

PRMT:2:1: VYNIL SIDING

SALE:1:1: REMODELED SINCE SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0371	MAINT/ALTR	122	08/05/2020
718	REMODEL	80	05/07/1996
00000280	ADDN SFR	15	08/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1863	6/30/2022	WD	U	I	37	195,000

GRANTOR: KALB COMMERCIAL PROP

GRANTEE: WWJD PROPERTIES LLC

1147/1721	4/07/2008	WD	Q	I	01	100

GRANTOR: CHALRS A & DEBORAH E

GRANTEE: KALB COMMERCIAL PRO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N6 W5S6 E5 $ W5N6 W11 S22 E7 S15 W4 S26 E14 FOP= E22 N11W22 S11$ N11 E22 N30 W3 N16$ PTR=N30 FUS= N30 W26 S30 E26$ S30$.

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	0100	C	SFR	0		*RO	0.00	0.00	4,475.00	SF		1.00	1.00	1.00	3.75	3.75	16,781							
2	0100	C	SFR	0		*RO	0.00	0.00	4,400.00	SF		1.00	1.00	1.00	3.75	3.75	16,500							

REVIEW DATE 08/17/2022 BY ME Total Acres: 0.20 Total Land Value: 33,281 Market: 0 Agricultural: 0 Common: 33,281 PRINTED 11/19/2025 BY SYS

S DIV: W1/2 OF LOTS 4 & 5 BLOCK
282-620, 624-206, 667-582, 975-2

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COLUMBIA COUNTY PROPERTY

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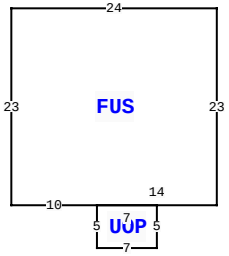
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0109	SFR/BOARDING HOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

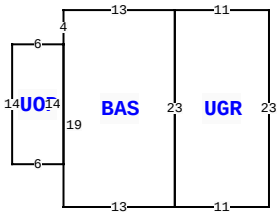
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100		299	15,191
FUS	552	100		552	28,044
UGR	253	45		114	5,792
UOP	35	20		7	356
UOP	84	20		17	864
TOTALS	1,223			989	50,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	989	100.8000	112.90	111,658	1920	1920	0	0	20	35.00	45.00

2 SINGLE FAM 0% - 2023 Heated Area: 851 HX Base Yr





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INCOME VALUE	
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GRANTEE: WWJD PROPERTIES LLC						
1147/1721	4/07/2008	WD	Q	I	01	100
GRANTOR: CHALRS A & DEBORAH E						
GRANTEE: KALB COMMERCIAL PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S4 UOP= W6 S14 E6 N14$ S19 E13 N23$ UGR= S23E11N23W11$PTR=N30 FUS= N23 W24 S23 E10 UOP= S5 E7 N5 W7$ E14$ S30$.

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

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REVIEW DATE 08/17/2022 BY ME Total Acres: 0.20 Total Land Value: 33,281 Market: 0 Agricultural: 0 Common: 33,281 PRINTED 11/19/2025 BY SYS