FORT WHITE: ALL BLOCK 76.

411-530, WD 1186-1344, DC 1187-2

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

**2025**

**00-00-00-14455-000**

## BUILDING CHARACTERISTICS

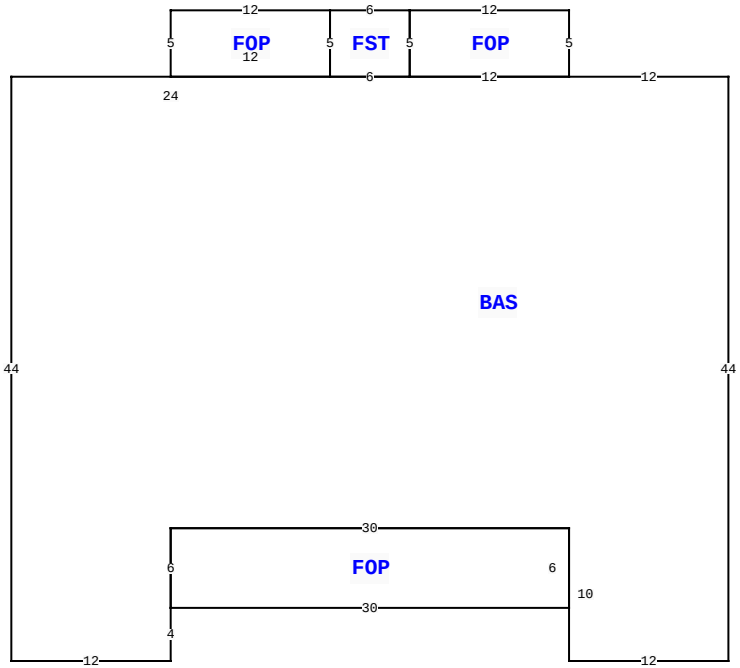
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 16.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,076 | 100 | | 2,076 | 198,897 |
| FOP | 60 | 30 | | 18 | 1,724 |
| FOP | 60 | 30 | | 18 | 1,724 |
| FOP | 180 | 30 | | 54 | 5,174 |
| FST | 30 | 55 | | 16 | 1,533 |
| TOTALS | 2,406 | | | 2,182 | 209,052 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 2,182 | 118.6500 | 100.85 | 220,055 | 2020 | 2020 | 0 | 0 | 1 | 4.00 | 95.00 |

1 DUPLEX 0% - 2021 Heated Area: 2076 HX Base Yr




298 SW YULAN ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2022 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 419,254 |
| TOTAL MARKET OB/XF VALUE | 8,560 |
| TOTAL LAND VALUE - MARKET | 28,224 |
| TOTAL MARKET VALUE | 456,038 |
| SOH/AGL Deduction | 9,871 |
| ASSESSED VALUE | 446,167 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 446,167 |
| TOTAL JUST VALUE | 456,038 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 410,627 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050894 | Roof Replacement | 6,000 | 09/23/2024 |
| 40307 | MULTIFAM | 0 | 08/06/2020 |
| 39247 | MULTIFAM | 0 | 02/05/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1406/0571 | 2/14/2020 | WD | U | V | 11 | 100 |
| GRANTOR: BARRS PLUMBING INC | | | | | | |
| GRANTEE: CRB INVESTMENT PROP | | | | | | |
| 1387/1368 | 6/20/2019 | WD | Q | V | 01 | 24,000 |
| GRANTOR: GERLAD WAYNE & CHARLO | | | | | | |
| GRANTEE: BARRS PLUMBING INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W12 W6 W24 S44 E12 N4 N6 E30 S10 E12 N44 $
FOP=[ORIG=-42,40] E30 N6 W30 S6 $
FOP=[ORIG=-12,0] N5 W12 S5 E12 $
FOP=[ORIG=-30,0] N5 W12 S5 E12 $
FST=[ORIG=-24,0] N5 W6 S5 E6 $
.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,140.00 | UT | 2.00 | 2.00 | 100 | 2020 | 2020 | 3 | 100 | 4,280 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,140.00 | UT | 2.00 | 2.00 | 100 | 2021 | 2020 | | 100 | 4,280 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,560

| 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 | 0800 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 44,100.00 | SF | | 1.00 | 1.00 | 0.80 | 0.80 | 0.64 | 28,224 | | | | | | | |

REVIEW DATE 10/07/2024 BY JS Total Acres: 1.01 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 08/15/2025 BY SYS

FORT WHITE: ALL BLOCK 76.

411-530, WD 1186-1344, DC 1187-2

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476 SW BARRS GLN
LAKE CITY, FL 32024

**2025**

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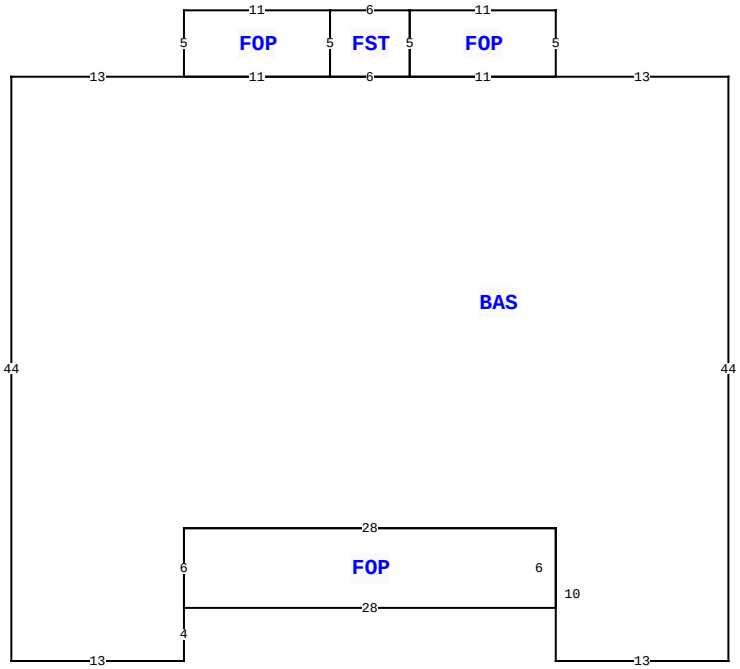
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 16.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,096 | 100 | | 2,096 | 200,813 |
| FOP | 55 | 30 | | 16 | 1,533 |
| FOP | 55 | 30 | | 16 | 1,533 |
| FOP | 168 | 30 | | 50 | 4,791 |
| FST | 30 | 55 | | 16 | 1,533 |
| TOTALS | 2,404 | | | 2,194 | 210,202 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | CV | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 2,194 | 118.6500 | 100.85 | 221,265 | 2020 | 2020 | 0 | 0 | 1 | 4.00 | 95.00 |

2 DUPLEX 0% - 2021 Heated Area: 2096 HX Base Yr




298 SW YULAN ST, FORT WHITE

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| XF DATE | | LAND DATE | 04/20/2022 MLU |
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PAGE 2 of 2 4

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| GRANTEE: BARRS PLUMBING INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W11 W6 W11 W13 S44 E13 N4 N6 E28 S10 E13 N44 $
FOP=[ORIG=-41,40] E28 N6 W28 S6 $
FOP=[ORIG=-13,0] N5 W11 S5 E11 $
FOP=[ORIG=-30,0] N5 W11 S5 E11 $
FST=[ORIG=-24,0] N5 W6 S5 E6 $
.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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