

COMM NE COR OF NW1/4, RUN S
219.15 FT TO SE R/W SR-247,
CONT S 850.02 FT FOR POB,

JAY CHEHAR LLC
540 NW SAVANNAH CIR
LAKE CITY, FL 32055

2026

01-4S-16-02665-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	20	100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		10 100
Condition Adj	03	03 100

Quality	06	06
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,100	100		12,100	871,701
UST	80	40		32	2,305
TOTALS	12,180			12,132	874,006

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
1	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,200	
2	0260	PAVEMENT-A	0	0	0	0	32,108.00	UT	1.60	1.60	100	2007	2007	3	100	51,373	
3	0166	CONC, PAVMT	0	0	0	0	2,680.00	UT	2.25	2.25	100	2007	2007	3	100	6,030	
4	0164	CONC BIN	0	0	0	0	200.00	UT	11.00	11.00	100	2007	2007	3	100	2,200	
5	0253	LIGHTING	0	0	0	0	6.00	UT	1,800.00	1,800.00	100	2008	2008	3	100	10,800	
6	0166	CONC, PAVMT	0	0	0	0	1,100.00	UT	2.25	2.25	100	2009	2009	3	100	2,475	
7	0164	CONC BIN	0	0	20	10	200.00	UT	11.00	11.00	100	2009	2009	3	100	2,200	
8	0260	PAVEMENT-A	0	0	0	0	21,775.00	UT	1.60	1.60	100	2009	2009	3	100	34,840	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1610	C	SH CTR NHD	0		CG	0.00	0.00	4.82	AC		1.00	1.00	1.00	51,000.00	51,000.00	245,820							
2	9600	C	WASTELAND	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							

MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 2			
3800	04	12,132	138.9704	88.94	1,079,020	2007	2007	0	0	0	19.00	81.00		1			
2 SHOP NBHD 0% - 0														VALUATION SUMMARY			
Heated Area: 12100														STANDARD			
HX Base Yr														Tax Group: 1			
														Tax Dist:			
														BUILDING MARKET VALUE			
														TOTAL MARKET OB/XF VALUE			
														TOTAL LAND VALUE - MARKET			
														TOTAL MARKET VALUE			
														SOH/AGL Deduction			
														ASSESSED VALUE			
														TOTAL EXEMPTION VALUE			
														BASE TAXABLE VALUE			
														TOTAL JUST VALUE			
														NCON VALUE			
														INCOME VALUE			
														PREVIOUS YEAR MKT VALUE			

419 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		06/23/2021	MLU

TOTAL OB/XF 112,118

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1363/0330	6/22/2018	WD Q	I 01
GRANTOR: WESTFIELD GROUP INC			
GRANTEE: JAY CHEHAR LLC			
0843/0244	7/30/1997	WD Q	V
GRANTOR: MACKEY AS TRUSTEE			
GRANTEE: WESTFIELD GRP INC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W220 S55 E220 N55 \$			
UST=[ORIG=-220,0] N8 E10 S8 W10 \$			

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