BEG INTERS SE R/W TROY RD & E LI
NW1/4, RUN S 322.68 FT TO N R/W
RD, RUN NW'LY ALONG R/W 162.56 F

BEST AND GOOD INVESTMENTS LLC
2503 NW 147TH ST
NEWBERRY, FL 32669

2026

01-4S-16-02677-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,383
TOTAL MARKET VALUE	112,383
SOH/AGL Deduction	0
ASSESSED VALUE	112,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,383
TOTAL JUST VALUE	112,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/482	2/01/2024	WD	U	V	11	100
GRANTOR: OM SHANTI INVESTMENT						
GRANTEE: BEST AND GOOD INVES						
1480/2168	12/07/2022	WD	Q	V	05	175,000
GRANTOR: HUDSON WAYNE T SR						
GRANTEE: OM SHANTI INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	1000	C	VACANT COMME	0			0.00	0.00	37,461.00	SF		1.00	1.00	1.00	3.00	3.00	112,383							

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.86 Total Land Value: 112,383 Market: 0 Agricultural: 0 Common: 112,383 PRINTED 11/07/2025 BY SYS