COMM SE COR OF SW1/4 OF NW1/4,
RUN N 37.74 FT FOR POB, CONT
NW 664.10 FT TO SE COR SR-247,

TRITON INVESTMENT GROUP LLC
537 SW WINDSOR DR
LAKE CITY, FL 32024

2026

01-4S-16-02683-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

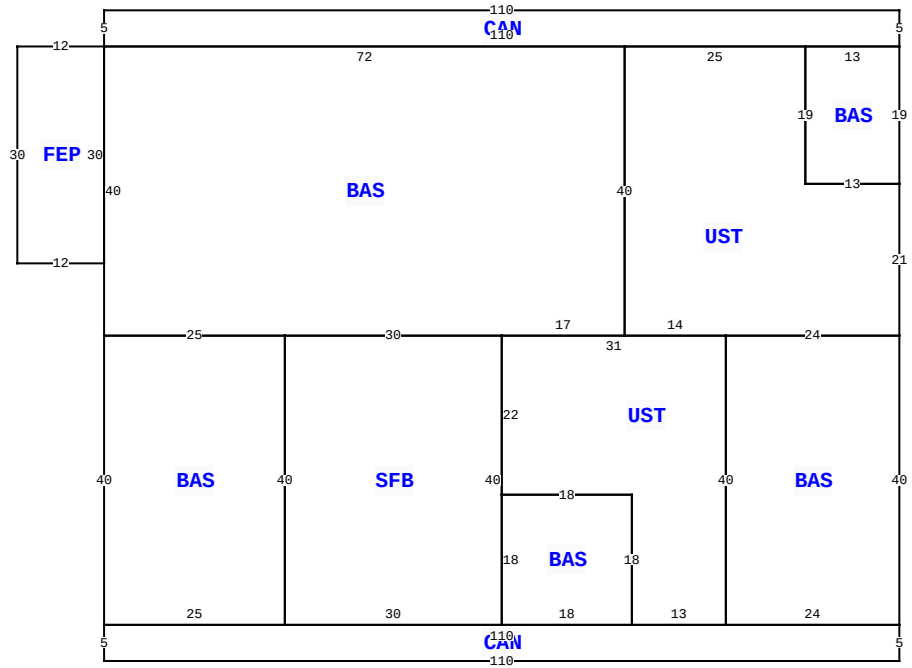
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		14 100
RMS		15 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	247	100		247	8,053
BAS	324	100		324	10,564
BAS	960	100		960	31,300
BAS	1,000	100		1,000	32,604
BAS	2,880	100		2,880	93,899
CAN	550	30		165	5,380
CAN	550	30		165	5,380
FEP	360	80		288	9,390
SFB	1,200	80		960	31,300
UST	916	40		366	11,933
TOTALS	10,260			7,864	256,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	7,864	120.7500	54.34	427,330	1987	1987	0	0	0	40.00	60.00

1 PREF M B R 0% - 0 Heated Area: 6611 HX Base Yr



** This building has 11 Sub-Areas

757 SW STATE ROAD 247 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,398
TOTAL MARKET OB/XF VALUE	9,605
TOTAL LAND VALUE - MARKET	100,507
TOTAL MARKET VALUE	366,510
SOH/AGL Deduction	0
ASSESSED VALUE	366,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,510
TOTAL JUST VALUE	366,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,510

XFOB:3:1: MH USED AS STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044383	Remodel	4,500	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1266/2600	12/17/2013	WD	Q	I	01	325,000
GRANTOR: R & C LUSSIER LLC						
GRANTEE: TRITON INVESTMENT G						
1266/2598	12/17/2013	QC	U	I	11	100
GRANTOR: RAYMOND L & COLLEN M						
GRANTEE: R & C LUSSIER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N5 W110 S5 E110$ BAS= W13 UST= W25 BAS= W72 FEP= W12 S30 E12 N30$ S40 BAS= S40 CAN= S5 E110 N5 W110$ E25 N40 W25$ E25 SFB= S40 E30 N40 W30$ E30 UST= S22 BAS= S18 E18 N18 W18$ E18 S18 E13 N40 W31$ E17 N40$ S40 E14 BAS= S40 E24 N40 W24$ E24 N21 W13 N19$ S19 E13 N19$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,500	
2	0140	CLFENCE 6	0	0	0	0	170.00	UT	6.50	6.50	100	1993	1993	3	100	1,105	

LAND DESCRIPTION

TOTAL OB/XF 9,605

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	1100	C	STORE 1FLR	0		*CI	0.00	0.00	44,590.00	SF		1.00	1.00	1.00	2.25	2.25	100,328							
2	9630	C	SWAMP	0			0.00	0.00	1.79	AC		1.00	1.00	1.00	100.00	100.00	179							

REVIEW DATE 08/22/2023 BY JB Total Acres: 2.81 Total Land Value: 100,507 Market: 0 Agricultural: 0 Common: 100,507 PRINTED 11/04/2025 BY SYS