

COMM AT INTERS OF EAST LINE OF S
& N R/W OF S R 247, RUN SW ALONG
FT FOR POB, CONT SW 173 FT, NW 2

A & A LLC
876 SW STATE ROAD 247
LAKE CITY, FL 32025

2026

01-4S-16-02692-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	14	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	07 07
DOR CODE	1900
MAP NUM	PROFESS SVC/BLD
NEIGHBORHOOD/LOC	1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,364	100		4,364	342,703
CAN	65	30		20	1,571
TOTALS	4,429			4,384	344,273

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	645.00	UT	3.00
2	0260	PAVEMENT-A	0	0	0	0	13,122.00	UT	1.85

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1910	C	MEDIC OFF	0			0.00	0.00	31,653.00
2	9601	C	RETENTION AR	0			0.00	0.00	0.36

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5200	04	4,384	124.2922	96.95	425,029	2007	2007	0	0	0	19.00	81.00	
1 OFFICE MED 0% - 0 Heated Area: 4364 HX Base Yr													
876 SW STATE ROAD 247 , LAKE CITY													

TOTAL OB/XF 26,211													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	0	645.00	UT	3.00	3.00	100	2007	2007
2	0260	PAVEMENT-A	0	0	0	0	13,122.00	UT	1.85	1.85	100	2007	2007

TOTAL OB/XF 26,211													
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
1	1910	C	MEDIC OFF	0			0.00	0.00	31,653.00	SF		1.00	1.00
2	9601	C	RETENTION AR	0			0.00	0.00	0.36	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		344,273	
TOTAL MARKET OB/XF VALUE		26,211	
TOTAL LAND VALUE - MARKET		71,282	
TOTAL MARKET VALUE		441,766	
SOH/AGL Deduction		0	
ASSESSED VALUE		441,766	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		441,766	
TOTAL JUST VALUE		441,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25693	COMMERCIAL	2,198	04/04/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1108/0659	1/12/2007	WD	Q	V	06	135,000
GRANTOR: BEDOYA & CURREA						
GRANTEE: A&A LLC						
1108/0657	1/12/2007	WD	Q	V	03	100
GRANTOR: CURREA						
GRANTEE: BEDOYA & CURREA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W80 S43 E14 S14 E35 CAN= S5 E13 N5 W13\$ E31 N57 \$.													