BEG SW COR OF SE1/4, RUN N 1364. FT, N 1353.65 FT, W 665.67 FT, N E 475 FT, N 500 FT, W 475 FT, N

SUWANNEE RIVER WATER MGMT DIST
9225 CR-49
LIVE OAK, FL 32060

2025

01-4S-17-07466-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE 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		9 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8700	TIITF IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,152	100		5,152	308,695
TOTALS	5,152			5,152	308,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,152	101.4900	73.07	376,457	2007	2007	0	0	0	18.00	82.00

1 OFFICE LOW – 0% - 0 Heated Area: 5152 HX Base Yr

152 SE PROCESS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	36,500.00	UT	1.80	1.80	100	2007	2007	3	100	65,700	
2	0140	CLFENCE 6	0	0	0	0	1,500.00	UT	9.50	9.50	100	2007	2007	3	100	14,250	
3	0253	LIGHTING	0	0	0	0	10.00	UT	1,800.00	1,800.00	100	2007	2007	3	100	18,000	
4	0256	STATE IMPR	0	0	0	0	2.00	UT	127,000.00	127,000.00	100	2007	2007	3	100	254,000	
5	0040	BARN,POLE	0	0	16	38	1.00	UT	8,694.00	8,694.00	100	2025	2024		100	8,694	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		653,701
TOTAL MARKET OB/XF VALUE		360,644
TOTAL LAND VALUE - MARKET		1,025,000
TOTAL MARKET VALUE		2,039,345
SOH/AGL Deduction		4,895
ASSESSED VALUE		2,034,450
TOTAL EXEMPTION VALUE	05	2,034,450
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,039,345
NCON VALUE		8,694
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,841,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049759	Storage Building	8,695	05/08/2024
3369	COUNTY	52	10/09/2006
3373	COUNTY	0	10/09/2006
3374	COUNTY	21	10/09/2006
3375	COUNTY	18	10/09/2006
3369	ADDN COMM	0	08/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2091	10/01/2024	QC	U	I	11	0
GRANTOR: WYERHAEUSER COMPANY						
GRANTEE: WEYERHAEUSER FOREST						
0927/0581	5/21/2001	WD	Q	V	03	1,117,200
GRANTOR: NPC TIMBER INC						
GRANTEE: SUWANNEE RIVER WATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 5152$.

LAND DESCRIPTION

TOTAL OB/XF 360,644

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	8700	C	STATE	0		A-1	0.00	0.00	205.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,025,000							

REVIEW DATE 07/05/2024 BY randall Total Acres: 205.00 Total Land Value: 1,025,000 Market: 0 Agricultural: 0 Common: 1,025,000 PRINTED 04/25/2025 BY SYS

BEG SW COR OF SE1/4, RUN N 1364. FT, N 1353.65 FT, W 665.67 FT, N E 475 FT, N 500 FT, W 475 FT, N

SUWANNEE RIVER WATER MGMT DIST
9225 CR-49
LIVE OAK, FL 32060

2025

01-4S-17-07466-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8700	TIITF IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,380	100		6,380	216,379
TOTALS	6,380			6,380	216,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	6,380	91.9100	41.36	263,877	2007	2007	0	0	0	18.00	82.00

2 INDS EXEMP – 0% - 0 Heated Area: 6380 HX Base Yr

152 SE PROCESS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		653,701
TOTAL MARKET OB/XF VALUE		360,644
TOTAL LAND VALUE - MARKET		1,025,000
TOTAL MARKET VALUE		2,039,345
SOH/AGL Deduction		4,895
ASSESSED VALUE		2,034,450
TOTAL EXEMPTION VALUE	05	2,034,450
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,039,345
NCON VALUE		8,694
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,841,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3373	ADDN COMM	0	08/22/2006
3374	ADDN COMM	0	08/22/2006
3375	ADDN COMM MECHANI	0	08/22/2006
3369	COMMERCIAL	494	07/03/2006
3373	STATE	69	08/26/2005
3374	STATE	21	08/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2091	10/01/2024	QC	U	I	11	0
GRANTOR: WYERHAEUSER COMPANY						
GRANTEE: WEYERHAEUSER FOREST						
0927/0581	5/21/2001	WD	Q	V	03	1,117,200
GRANTOR: NPC TIMBER INC						
GRANTEE: SUWANNEE RIVER WATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 6380$.

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

REVIEW DATE 07/05/2024 BY randall Total Acres: 205.00 Total Land Value: 1,025,000 Market: 0 Agricultural: 0 Common: 1,025,000 PRINTED 04/25/2025 BY SYS

BEG SW COR OF SE1/4, RUN N 1364. FT, N 1353.65 FT, W 665.67 FT, N E 475 FT, N 500 FT, W 475 FT, N

SUWANNEE RIVER WATER MGMT DIST
9225 CR-49
LIVE OAK, FL 32060

2025

01-4S-17-07466-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8700	TIITF IMP

MAP NUM | MKT AREA 06

NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100		2,105	74,222
TOTALS	2,105			2,105	74,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	2,105	95.5500	43.00	90,515	2007	2007	0	0	0	18.00	82.00

3 INDS EXEMP – 0% - 0 Heated Area: 2105 HX Base Yr

152 SE PROCESS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		653,701
TOTAL MARKET OB/XF VALUE		360,644
TOTAL LAND VALUE - MARKET		1,025,000
TOTAL MARKET VALUE		2,039,345
SOH/AGL Deduction		4,895
ASSESSED VALUE		2,034,450
TOTAL EXEMPTION VALUE	05	2,034,450
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,039,345
NCON VALUE		8,694
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,841,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3375	STATE	18	08/26/2005
3369	STATE	52	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2091	10/01/2024	QC	U	I	11	0
GRANTOR: WYERHAEUSER COMPANY						
GRANTEE: WEYERHAEUSER FOREST						
0927/0581	5/21/2001	WD	Q	V	03	1,117,200
GRANTOR: NPC TIMBER INC						
GRANTEE: SUWANNEE RIVER WATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 2105$.

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

REVIEW DATE 07/05/2024 BY randall Total Acres: 205.00 Total Land Value: 1,025,000 Market: 0 Agricultural: 0 Common: 1,025,000 PRINTED 04/25/2025 BY SYS

BEG SW COR OF SE1/4, RUN N 1364. FT, N 1353.65 FT, W 665.67 FT, N E 475 FT, N 500 FT, W 475 FT, N

SUWANNEE RIVER WATER MGMT DIST
9225 CR-49
LIVE OAK, FL 32060

2025

01-4S-17-07466-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8700	TIITF IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	54,405
TOTALS	1,800			1,800	54,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	1,800	81.9000	36.86	66,348	2007	2007	0	0	0	18.00	82.00

4 INDS EXEMP – 0% - 0 Heated Area: 1800 HX Base Yr

152 SE PROCESS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		653,701
TOTAL MARKET OB/XF VALUE		360,644
TOTAL LAND VALUE - MARKET		1,025,000
TOTAL MARKET VALUE		2,039,345
SOH/AGL Deduction		4,895
ASSESSED VALUE		2,034,450
TOTAL EXEMPTION VALUE	05	2,034,450
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,039,345
NCON VALUE		8,694
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,841,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2091	10/01/2024	QC	U	I	11	0
GRANTOR: WYERHAEUSER COMPANY						
GRANTEE: WEYERHAEUSER FOREST						
0927/0581	5/21/2001	WD	Q	V	03	1,117,200
GRANTOR: NPC TIMBER INC						
GRANTEE: SUWANNEE RIVER WATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1800$.

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

REVIEW DATE 07/05/2024 BY randall Total Acres: 205.00 Total Land Value: 1,025,000 Market: 0 Agricultural: 0 Common: 1,025,000 PRINTED 04/25/2025 BY SYS