LOT 3 COLUMBIA COUNTY
INDUSTRIAL PARK PHASE I.
ORB 984-666, WD 1028-2684.

TOWNHOMES LLC
133 SE NEWELL DR
LAKE CITY, FL 32025

2026

02-4S-17-07479-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.00	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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	72,100
TOTAL MARKET VALUE	75,100
SOH/AGL Deduction	0
ASSESSED VALUE	75,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,100
TOTAL JUST VALUE	75,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/2684	10/22/2004	WD	Q	I		1,450,000
GRANTOR: GREAT SOUTH TIMBER						
GRANTEE: TOWNHOMES						
0984/0666	5/07/2003	WD	Q	V	01	30,900
GRANTOR: COLUMBIA COUNTY FLORI						
GRANTEE: GREAT SOUTHERN TIMB						

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
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1001	C	MISC COMMERC	0		I	0.00	0.00	5.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	72,100							

REVIEW DATE 02/23/2017 BY BC Total Acres: 5.15 Total Land Value: 72,100 Market: 0 Agricultural: 0 Common: 72,100 PRINTED 11/05/2025 BY SYS