ALL OF NW1/4 OF NE1/4 LYING N OF CIRCLE RD ALSO DESC AS: BEG SW C SE1/4, N 464.16 FT TO E R/W OF S

4 GUYS INVESTMENTS LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

**2026**

**04-2S-17-04667-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 4217.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

301 NE CEMETERY LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 12,800 |
| TOTAL MARKET VALUE | 12,800 |
| SOH/AGL Deduction | 3,120 |
| ASSESSED VALUE | 9,680 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,680 |
| TOTAL JUST VALUE | 12,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 12,800 |

LAND:1:1: JOINS RE #04640-000

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054110 | Mobile Home | | 09/22/2025 |
| 000053470 | Right-of-Way Acce | | 06/26/2025 |
| 13241 | PUMP/UTPOL | 30 | 10/29/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1538/740 | 3/31/2025 | WD | Q | V | 01 | 25,000 |
| GRANTOR: NGUYEN THANH KAI CAO | | | | | | |
| GRANTEE: 4 GUYS INVESTMENTS | | | | | | |
| 1469/1495 | 6/22/2022 | WD | Q | I | 01 | 11,000 |
| GRANTOR: MARX PEGGY A | | | | | | |
| GRANTEE: NGUYEN THANH KAI CA | | | | | | |

### 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 | 0000 | C | VAC RES | 0 | | | | | 4.00 | AC | | 1.00 | 1.00 | 0.80 | 4,000.00 | 3,200.00 | 12,800 | | | | | | | |

REVIEW DATE 08/27/2025 BY TP Total Acres: 4.00 Total Land Value: 12,800 Market: 0 Agricultural: 0 Common: 12,800 PRINTED 10/10/2025 BY SYS