BEGIN AT NW COR OF LOT 1, SOUTH
RUN N ALONG E R/W LINE OF S/R 47
225.86 FT TO W R/W LINE OF MAIN

LAFAYETTE STATE BANK
340 W MAIN ST
MAYO, FL 32066

**2026**

**05-4S-17-07604-000**

## COLUMBIA COUNTY PROPERTY



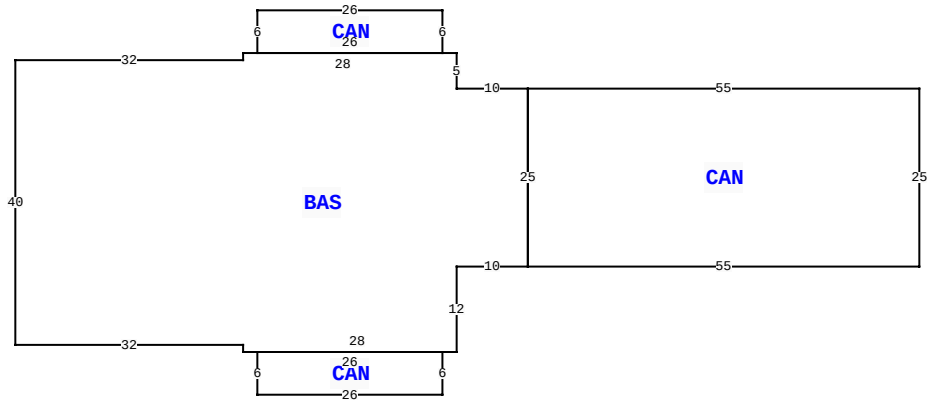
## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 10 | ABOVE AVG. 10 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 3,296 | 111.8021 | 82.73 | 272,678 | 1979 | 1979 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 2022 Heated Area: 2790 HX Base Yr




| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,790 | 100 | | 2,790 | 115,409 |
| CAN | 156 | 30 | | 47 | 1,944 |
| CAN | 156 | 30 | | 47 | 1,944 |
| CAN | 1,375 | 30 | | 412 | 17,043 |
| TOTALS | 4,477 | | | 3,296 | 136,339 |

355 SW BENTLEY PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 136,339 |
| TOTAL MARKET OB/XF VALUE | 49,778 |
| TOTAL LAND VALUE - MARKET | 225,423 |
| TOTAL MARKET VALUE | 411,540 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 411,540 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 411,540 |
| TOTAL JUST VALUE | 411,540 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 411,540 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25-0460 | REROOF | | 06/24/2025 |
| 000046402 | Remodel | 25,000 | 01/30/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/2555 | 3/03/2025 | WD | U | I | 12 | 815,000 |
| GRANTOR: JSN PROPERTIES INC | | | | | | |
| GRANTEE: LAFAYETTE STATE BAN | | | | | | |
| 1450/1040 | 10/13/2021 | WD | U | I | 12 | 650,000 |
| GRANTOR: AMERIS BANK | | | | | | |
| GRANTEE: JSN PROPERTIES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 N5 W2 CAN= N6 W26 S6 E26$ W28S1 W32 S40 E32 S1 E2
CAN= S6 E26 N6 W26$ E28 N12 E10 CAN= E55 N25 W55 S25$N25$.

## 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 | 7,000 | |
| 2 | 0168 | PNEUMATIC | 0 | 0 | 0 | 0 | 4.00 | UT | 10,000.00 | 10,000.00 | 70 | 0 | 0 | 3 | 70 | 28,000 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 6.00 | UT | 300.00 | 300.00 | 100 | 0 | 0 | 3 | 100 | 1,800 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 29,495.00 | UT | 1.10 | 1.10 | 40 | 2003 | 2003 | 3 | 40 | 12,978 | |

## LAND DESCRIPTION

TOTAL OB/XF 49,778

| 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 | 1900 | C | PROF BLDG | 0 | | CI | 0.00 | 0.00 | 100,188.00 | SF | | 1.00 | 1.00 | 1.00 | 2.25 | 2.25 | 225,423 | | | | | | | |

REVIEW DATE 06/20/2025 BY TP Total Acres: 2.30 Total Land Value: 225,423 Market: 0 Agricultural: 0 Common: 225,423 PRINTED 11/17/2025 BY SYS