LOT 3 SOUTH BANK PLACE EX ADD RD
873-440. 837-913, POA 925-1823,

CHRISTOPHER & MICHELLE FORTNER LLC
4318 NW 155TH TER
NEWBERRY, FL 32669

2026

05-4S-17-07604-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

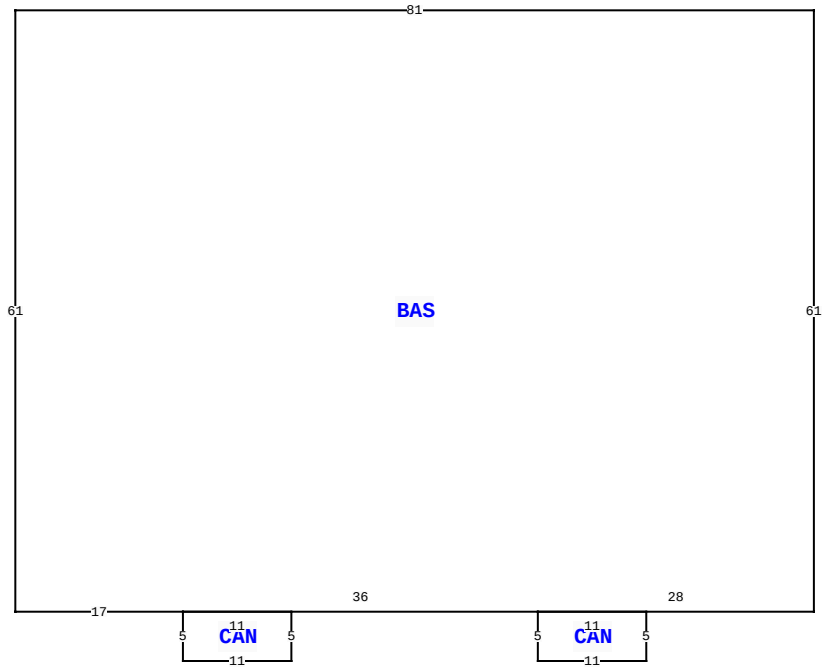
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,941	100		4,941	290,472
CAN	55	30		16	941
CAN	55	30		16	941
TOTALS	5,051			4,973	292,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,973	106.1565	82.80	411,764	2002	2002	0	0	0	29.00	71.00

1 OFFICE MED 0% - 0 Heated Area: 4941 HX Base Yr



1840 SW BARNETT WAY, 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	292,352
TOTAL MARKET OB/XF VALUE	8,464
TOTAL LAND VALUE - MARKET	70,567
TOTAL MARKET VALUE	371,383
SOH/AGL Deduction	0
ASSESSED VALUE	371,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,383
TOTAL JUST VALUE	371,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,619

SALE:1:1: DEED INCL RE #07604-104 AS WELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1504	REMODEL	75	12/10/2009
2187	COMMERCIAL	1,675	08/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1339/1157	6/21/2017	WD	U	I	30	550,000
GRANTOR: VIRTUAL OFFICE CONCEP						
GRANTEE: CHRISTOPHER & MICHE						
0925/1829	4/30/2001	WD	Q	V		80,000
GRANTOR: ANN B HALL BY POA						
GRANTEE: VIRTUAL OFFICE CONC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W81 S61 E17 CAN= S5 E11 N5 W11$ E36 CAN= S5 E11 N5 W11$ E28 N61$.

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	5,280.00	UT	1.10	1.10	100	2002	2002	3	100	5,808	
2	0166	CONC,PAVMT	0	0	0	0	1,328.00	UT	2.00	2.00	100	2002	2002	3	100	2,656	

LAND DESCRIPTION

TOTAL OB/XF 8,464

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	1910	C	MEDIC OFF	0		CG	0.00	0.00	31,363.00	SF		1.00	1.00	1.00	2.25	2.25	70,567							

REVIEW DATE 05/09/2024 BY TP Total Acres: 0.72 Total Land Value: 70,567 Market: 0 Agricultural: 0 Common: 70,567 PRINTED 11/14/2025 BY SYS