S DIV: COMM NE COR LOT 1 BLOCK 1
ADDITION #5, N 13 FT FOR POB, CO
458.20 FT TO W R/W OF US-41, S'R

GARBETT ENTERPRISES LLC
950 SW MAIN BLVD
LAKE CITY, FL 32025

2025

05-4S-17-14248-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04

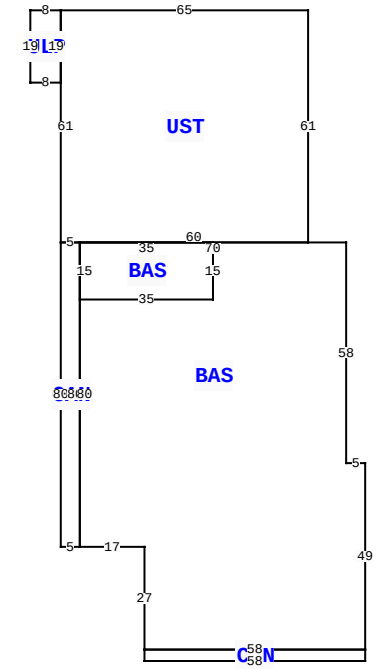
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	9,579
BAS	7,276	100		7,276	132,751
CAN	174	30		52	949
CAN	400	30		120	2,190
ULP	152	15		23	420
UST	3,965	40		1,586	28,937
TOTALS	12,492			9,582	174,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	9,582	60.8090	36.49	349,647	1976	1976	0	0	0	50.00	50.00

1 STORE RETL – 0% - 2024 Heated Area: 7801 HX Base Yr



950 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	174,824
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	156,520
TOTAL MARKET VALUE	334,044
SOH/AGL Deduction	0
ASSESSED VALUE	334,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,044
TOTAL JUST VALUE	334,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,044

LAND:3:1: 450 DEPTH TOTAL

LAND:4:1: BACK PORTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1729	ADDN COMM	75	05/05/2010
1453	ADDN COMM	302	03/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/51	6/02/2023	WD	U	I	11	100
GRANTOR: GARBETT DANIEL T						
GRANTEE: GARBETT ENTERPRISES						
1492/48	5/24/2023	QC	U	I	11	100
GRANTOR: BEDENBAUGH 5, LLC						
GRANTEE: GARBETT DANIEL T						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W65 ULP= W8 S19 E8 N19 $ S61 CAN= S80 E5 N80 W5 $ E5
BAS= E35 S15 W35 N15 $ BAS= S80 E17 S27 CAN= S3 E58 N3 W58$
E58 N49 W5 N58 W70$ E60 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	1.00	UT	0.00	0.00	100	0	0	3	100	2,600	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	1100	C	STORE 1FLR	0		CG	88.00	250.00	22,000.00	SF		1.00	1.00	0.80	4.50	3.60	79,200							
2	1100	C	STORE 1FLR	0		00	0.00	0.00	19,464.00	SF		1.00	1.00	0.80	1.00	0.80	15,571							
3	1000	C	VACANT COMME	0		CG	80.00	250.00	13,597.00	SF		1.00	1.00	0.80	4.50	3.60	48,949							
4	1000	C	VACANT COMME	0		CG	0.00	0.00	16,000.00	SF		1.00	1.00	0.80	1.00	0.80	12,800							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.63 Total Land Value: 156,520 Market: 0 Agricultural: 0 Common: 156,520 PRINTED 04/29/2025 BY SYS