BEG NW COR OF SE1/4 OF NE1/4 OF
FT, S 301.86 FT, E 205.15 FT TO
SR-47, SW ALONG R/W, 736.47 FT T

FRENVEY, INC
P O BOX 2095
LAKE CITY, FL 32056

**2026**

**07-4S-17-08109-001**

## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 7417.0100 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 210,160 |
| TOTAL MARKET VALUE | 210,160 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 210,160 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 210,160 |
| TOTAL JUST VALUE | 210,160 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 210,160 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1432/2362 | 3/18/2021 | WD | Q | V | 01 | 250,000 |
| GRANTOR: CEE-BAS INC | | | | | | |
| GRANTEE: FRENVEY, INC | | | | | | |
| 1261/2262 | 9/24/2013 | WD | U | V | 12 | 835,600 |
| GRANTOR: NFD DEVELOPERS LLC | | | | | | |
| GRANTEE: CEE-BAS INC | | | | | | |

## 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 | 1000 | C | VACANT COMME | 0 | | CI | 0.00 | 0.00 | 5.92 | AC | | 1.00 | 1.00 | 1.00 | 35,500.00 | 35,500.00 | 210,160 | | | | | | | |

REVIEW DATE 03/28/2017 BY DF Total Acres: 5.92 Total Land Value: 210,160 Market: 0 Agricultural: 0 Common: 210,160 PRINTED 11/18/2025 BY SYS