LOTS 9 & 10 PERIMETER PARK
S/D. WD 1335-1703, WD 1355-431
FJ 1421-1932

ZHOEZIG LLC
973 SW STATE ROAD 47
LAKE CITY, FL 32025

2026

07-4S-17-08122-210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Quality	08	08

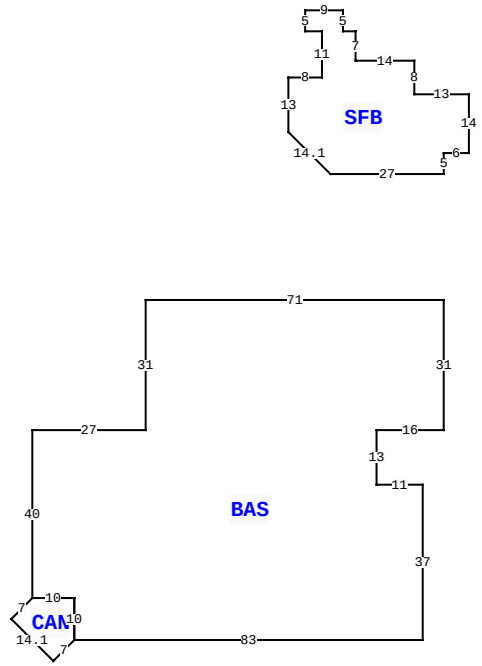
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,608	100		6,608	659,336
CAN	150	30		45	4,490
SFB	1,046	80		837	83,515
TOTALS	7,804			7,490	747,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,490	134.6540	105.03	786,675	2018	2018	0	0	0	5.00	95.00

1 OFFICE MED 0% - 0 Heated Area: 7654 HX Base Yr



474 SW PERIMETER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	747,341
TOTAL MARKET OB/XF VALUE	36,889
TOTAL LAND VALUE - MARKET	119,117
TOTAL MARKET VALUE	903,347
SOH/AGL Deduction	0
ASSESSED VALUE	903,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	903,347
TOTAL JUST VALUE	903,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0839	COMMERCIAL	0	11/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0431	3/09/2018	WD	U	V	11	100
GRANTOR: ZANDS LLC						
GRANTEE: ZHOEZIG LLC						
1335/1705	4/26/2017	WD	U	V	11	100
GRANTOR: PERIMETER GROUP LLLP						
GRANTEE: ZANDS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S31 W27 S40 CAN= L5 D5 D10 R10 R5 U5 N10 W10$ E10 S10 E83 N37 W11 N13 E16 N31$ PTR= N30 SFB= N5 E6 N14 W13 N8 W14 N7 W3 N5 W9 S5 E4 S11 W8 S13 D10 R10 E27$ S30$.

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	19,323.00	UT	1.60	1.60	100	2018	2018	3	100	30,917	
2	0166	CONC,PAVMT	0	0	0	0	2,986.00	UT	2.00	2.00	100	2018	2018	3	100	5,972	

LAND DESCRIPTION

TOTAL OB/XF 36,889

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	24,493.00	SF		1.00	1.00	0.90	2.75	2.48	60,620							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	23,635.00	SF		1.00	1.00	0.90	2.75	2.48	58,497							

REVIEW DATE 12/01/2021 BY ME Total Acres: 1.10 Total Land Value: 119,117 Market: 0 Agricultural: 0 Common: 119,117 PRINTED 11/18/2025 BY SYS