COMM NE COR OF W1/2 OF SW1/4, RU
C/L US-441, S ALONG SAID C/L 139
50 FT TO W OF SAID RD FOR POB, R

COBROD 1 LLC
PO BOX 128
MADISON, FL 32341

2026

08-3S-17-04911-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

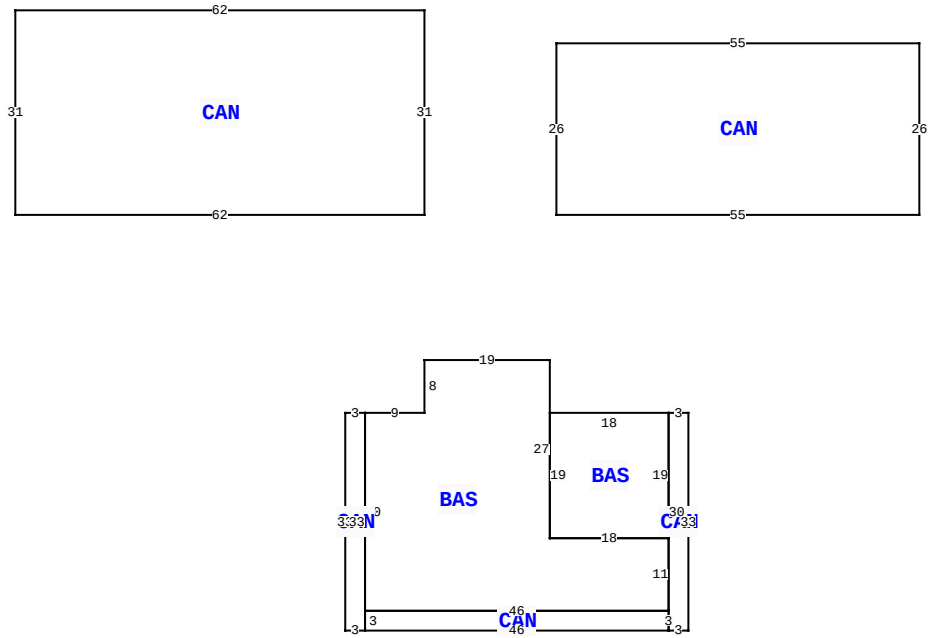
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	342	100		342	15,056
BAS	1,190	100		1,190	52,386
CAN	99	30		30	1,321
CAN	99	30		30	1,321
CAN	138	30		41	1,805
CAN	1,430	30		429	18,885
CAN	1,922	30		577	25,401
TOTALS	5,220			2,639	116,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,639	106.7248	80.04	211,226	1954	1995	0	0	0	45.00	55.00

1 NBHD CONVE 0% - 2025 Heated Area: 1532 HX Base Yr



3554 N US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,174
TOTAL MARKET OB/XF VALUE	16,500
TOTAL LAND VALUE - MARKET	320,975
TOTAL MARKET VALUE	453,649
SOH/AGL Deduction	0
ASSESSED VALUE	453,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,649
TOTAL JUST VALUE	453,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052108	Signs - New or Ex	48,000	01/17/2025
000046042	Roof Replacement	22,572	12/06/2022
28415	REMODEL	100	03/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2576	7/19/2024	WD	U	I	35	2,130,000
GRANTOR: MELBOURNE PROPERTY GR						
GRANTEE: COBROD 1 LLC						
1515/2032	5/30/2024	QC	U	I	11	100
GRANTOR: SAHA SAGAR						
GRANTEE: MELBOURNE PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 CAN= W3 S33 E3 N33$ S30 CAN= S3 E46 N3 W46 $ E46 CAN= S3 E3 N33 W3 S30 $ N11BAS= N19 W18 S19E18$ W18 N27 W19 S8$ PTR=N30 CAN= N31 W62 S31 E62$ S30$ PTR= N30 E20 CAN= E55 N26 W55 S26$ S30 W20$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
2	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	2002	2002	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 16,500

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	1410	C	CONV STORE	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.75	1.75	76,230							
2	1410	C	CONV STORE	0			0.00	0.00	15.79	AC		1.00	1.00	1.00	15,500.00	15,500.00	244,745							

REVIEW DATE 08/15/2024 BY ME Total Acres: 16.79 Total Land Value: 320,975 Market: 0 Agricultural: 0 Common: 320,975 PRINTED 11/04/2025 BY SYS