COMM AT SW COR OF SEC, RUN N 694
E 173.36 FT. TO E R/W OF US HWY
POB, CONT E 525.56 FT, N 128.38

JW WEAPONRY & OUTDOORS INC
431 SW HUDSON LN
LAKE CITY, FL 32025

2026

08-4S-17-08196-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

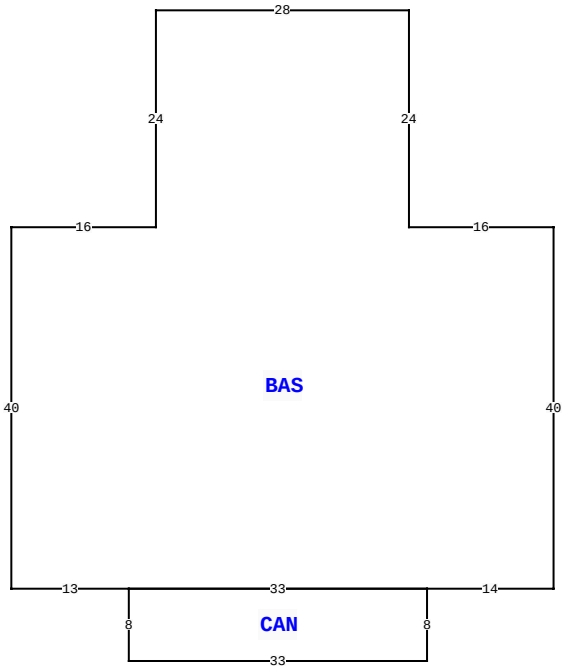
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,072	100		3,072	177,391
CAN	264	30		79	4,562
TOTALS	3,336			3,151	181,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,151	95.1600	70.42	221,893	2008	2008	0	0	0	18.00	82.00

1 OFFICE LOW 0% - 0 Heated Area: 3072 HX Base Yr



2747 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,952
TOTAL MARKET OB/XF VALUE	4,954
TOTAL LAND VALUE - MARKET	78,408
TOTAL MARKET VALUE	265,314
SOH/AGL Deduction	0
ASSESSED VALUE	265,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,314
TOTAL JUST VALUE	265,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26886	COMMERCIAL	1,108	03/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1246/1252	12/19/2012	WD	U	I	12	165,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JW WEAPONRY & OUTDO						
1229/0165	12/30/2011	WD	U	I	12	350,000
GRANTOR: GUY N WILLIAMS AS PR						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N24 W28 S24 W16 S40 E13 CAN= S8 E33 N8 W33$ E33 E14 N40$.

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	5,504.00	UT	0.90	0.90	100	2008	2008	3	100	4,954	

LAND DESCRIPTION

TOTAL OB/XF 4,954

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	1700	C	1STORY OFF	0			0.00	0.00	65,340.00	SF		1.00	1.00	0.60	2.00	1.20	78,408							

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.50 Total Land Value: 78,408 Market: 0 Agricultural: 0 Common: 78,408 PRINTED 11/18/2025 BY SYS