COMM SE COR, RUN N 532.03 FT,
NW 859.43 FT FOR POB, CONT NW
150.17 FT, N 58 DG E 11 FT,

GRECIAN & COMPANY INC
P O BOX 2947
LAKE CITY, FL 32056

**2026**

**13-3S-16-02110-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

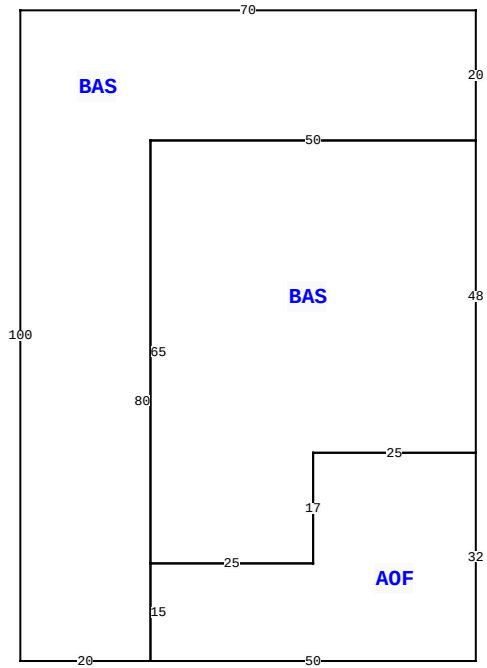
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 16 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 4100 | LIGHT MANUFACTURE |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 13316.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 1,175 | 150 | | 1,762 | 26,959 |
| BAS | 2,825 | 100 | | 2,825 | 43,223 |
| BAS | 3,000 | 100 | | 3,000 | 45,900 |
| TOTALS | 7,000 | | | 7,587 | 116,081 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 7,587 | 82.6956 | 30.60 | 232,162 | 1967 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 WAREH STOR 0% - 0 Heated Area: 7000 HX Base Yr




2988 NW US HIGHWAY 41 , 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 | 116,081 |
| TOTAL MARKET OB/XF VALUE | 13,250 |
| TOTAL LAND VALUE - MARKET | 16,740 |
| TOTAL MARKET VALUE | 146,071 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 146,071 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 146,071 |
| TOTAL JUST VALUE | 146,071 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 146,071 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11733 | STORAGE | 250 | 10/09/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1123/0646 | 4/27/2007 | WD | Q | I | 01 | 100 |
| GRANTOR: ROBERT B ELLIS | | | | | | |
| GRANTEE: GRECIAN & COMPANY I | | | | | | |
| 1102/0830 | 11/13/2006 | WD | Q | I | | 150,000 |
| GRANTOR: ROBERT B ELLIS | | | | | | |
| GRANTEE: MICHAEL KLANDERUD & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N20 W70 S100 E20 N80 E50$ BAS= W50 S65 AOF= S15 E50 N32 W25 S17 W25$ E25 N17 E25 N48$.

## 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 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 500.00 | UT | 3.50 | 3.50 | 100 | 0 | 0 | 3 | 100 | 1,750 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 1,500 | |
| 3 | 0031 | BARN,MT AE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 10,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,250

| 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 | 4100 | C | LIGHT MFG | 0 | | I | 0.00 | 0.00 | 0.62 | AC | | 1.00 | 1.00 | 1.50 | 18,000.00 | 27,000.00 | 16,740 | | | | | | | |

REVIEW DATE 05/10/2023 BY JB Total Acres: 0.62 Total Land Value: 16,740 Market: 0 Agricultural: 0 Common: 16,740 PRINTED 11/18/2025 BY SYS