LOT 11 SOUTHERN APPROACHES S/D U
830-1856, 922-2370, WD 1516-425

347 SW BUSINESS POINT DRIVE, LLC
570 SW MANDIBA DR
LAKE CITY, FL 32024

2026

13-4S-16-02952-311

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04

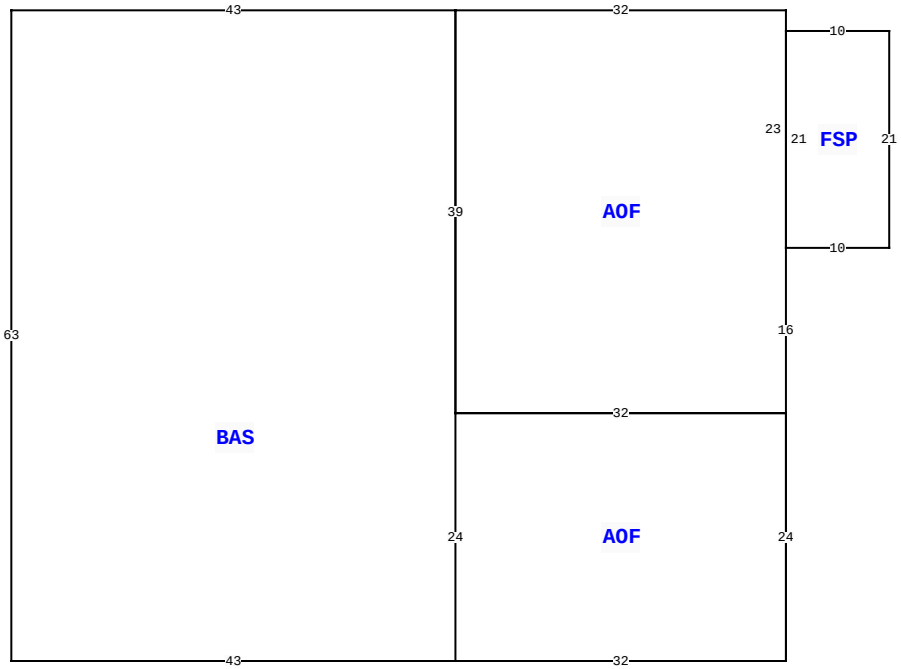
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	768	150		1,152	31,615
AOF	1,248	150		1,872	51,375
BAS	3,477	100		3,477	95,423
FSP	210	35		74	2,031
TOTALS	5,703			6,575	180,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,575	120.3789	45.74	300,740	1997	1997	0	0	0	40.00	60.00

1 PREF M B A 0% - 2025 Heated Area: 5493 HX Base Yr



347 SW BUSINESS POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,444
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	216,044
SOH/AGL Deduction	0
ASSESSED VALUE	216,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,044
TOTAL JUST VALUE	216,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,066

PRMT:1:1: AIRPLANE HANGER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18101	REMODEL	100	03/28/2001
12356	GARAGE	150	04/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/425	6/06/2024	WD	U	I	40	250,000
GRANTOR: THOMAS ABE						
GRANTEE: 347 SW BUSINESS POI						
0922/2370	3/19/2001	WD	Q	I		129,200
GRANTOR: PAUL TWING						
GRANTEE: ABE & DORIS THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S63 E43 E32 N24 W32 N39 $
AOF=[ORIG=32,39] N16 N23 W32 S39 E32 $
AOF=[ORIG=0,63] N24 E32 S24 W32 $
FSP=[ORIG=32,23] E10 N21 W10 S21 $
.

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	16	25	400.00	UT	1.50	1.50	100	2001	2001	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	4800	C	WAREHOUSE	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/22/2025 BY JB Total Acres: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS