LOT 1 CAPITAL BUSINESS PARK S/D.
WD 1523-2469,

FORTY SEVEN DEVELOPMENT LLC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2025

17-4S-17-08410-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.060 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3847 S US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	158,558
TOTAL MARKET VALUE	163,358
SOH/AGL Deduction	0
ASSESSED VALUE	163,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,358
TOTAL JUST VALUE	163,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051354	New Commercial Co	500,000	11/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2469	9/16/2024	WD	U	I	11	100

GRANTOR: FORTY SEVEN PROPERTIE

GRANTEE: FORTY SEVEN DEVELOP

BUILDING NOTES

BUILDING DIMENSIONS

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	600.00	UT	8.00	8.00	100	2023	2022		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	1000	C	VACANT COMME	0			250.00	437.00	158,558.00	SF		1.00	1.00	1.00	1.00	1.00	158,558							

REVIEW DATE 04/27/2022 BY MLU Total Acres: 3.64 Total Land Value: 158,558 Market: 0 Agricultural: 0 Common: 158,558 PRINTED 06/19/2025 BY SYS