BEG AT A POINT ON N LINE OF SW1/
AT ITS INTERS WITH W R/W OF US H
S ALONG R/W 140.70 FT, W 100.29

FIVE POINTS PAWN LLC
2072 N HWY 441
LAKE CITY, FL 32055

2026

20-3S-17-05232-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

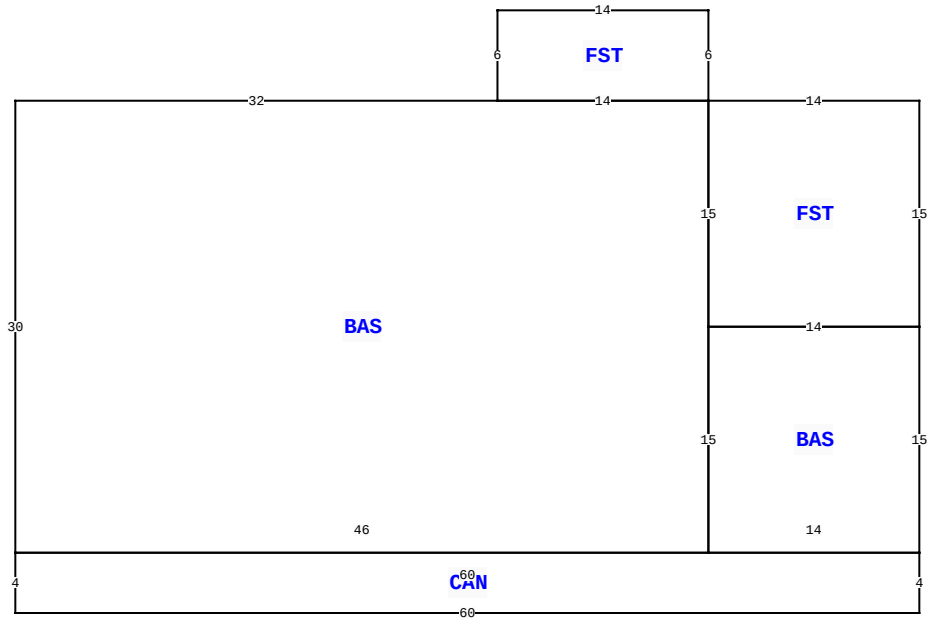
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	2,531
BAS	1,380	100		1,380	16,631
CAN	240	30		72	868
FST	84	50		42	506
FST	210	50		105	1,265
TOTALS	2,124			1,809	21,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3500	04	1,809	63.7543	40.17	72,668	1992	1992	0	0	20	50.00	30.00

1 STORE RETL 0% - 0 Heated Area: 1590 HX Base Yr



2072 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: 2	Tax Dist:
BUILDING MARKET VALUE	21,800
TOTAL MARKET OB/XF VALUE	11,968
TOTAL LAND VALUE - MARKET	32,984
TOTAL MARKET VALUE	66,752
SOH/AGL Deduction	0
ASSESSED VALUE	66,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,752
TOTAL JUST VALUE	66,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,752

LAND:2:1: POOR UTILITY BACK PART OF PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1106	7/11/2017	QC	U	I	11	100
GRANTOR: JOCK R & MEAGAN PHELP						
GRANTEE: FIVE POINTS PAWN LL						
1187/0008	1/06/2010	WD	U	I	37	6,000
GRANTOR: MARCELLO PROPERTIES I						
GRANTEE: JOCK & MEAGAN PHELP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S30 CAN= S4 E60 N4 W60$ E46 BAS= E14 N15 W14 S15$ N15 FST= E14 N15 W14 S15$ N15 FST= N6 W14 S6 E14$ W14$.

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	1.00	UT	2,000.00	2,000.00	50	2003	2003	3	50	1,000	
2	0169	FENCE/WOOD	0	0	36	40	1.00	UT	1,200.00	1,200.00	50	2008	2008	3	50	600	
3	0040	BARN,POLE	0	0	36	36	1,296.00	UT	2.00	2.00	100	2008	2008	3	100	2,592	
4	0040	BARN,POLE	0	0	36	36	1,296.00	UT	3.00	3.00	100	2008	2008	3	100	3,888	
5	0040	BARN,POLE	0	0	36	36	1,296.00	UT	3.00	3.00	100	2008	2008	3	100	3,888	

LAND DESCRIPTION

TOTAL OB/XF 11,968

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	1100	C	STORE 1FLR	0		00	0.00	0.00	43,978.00	SF		1.00	1.00	1.00	0.75	0.75	32,984							

REVIEW DATE 03/16/2020 BY ME Total Acres: 1.01 Total Land Value: 32,984 Market: 0 Agricultural: 0 Common: 32,984 PRINTED 11/18/2025 BY SYS