COMM NW COR OF SE1/4 OF SW1/4, R
FT TO E R/W OF US-441, RUN S ALO
FT FOR POB, CONT S 193.28 FT, TO

JAYVEER LLC
4066 NW WISTERIA DRIVE
LAKE CITY, FL 32055

2026

20-3S-17-05341-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

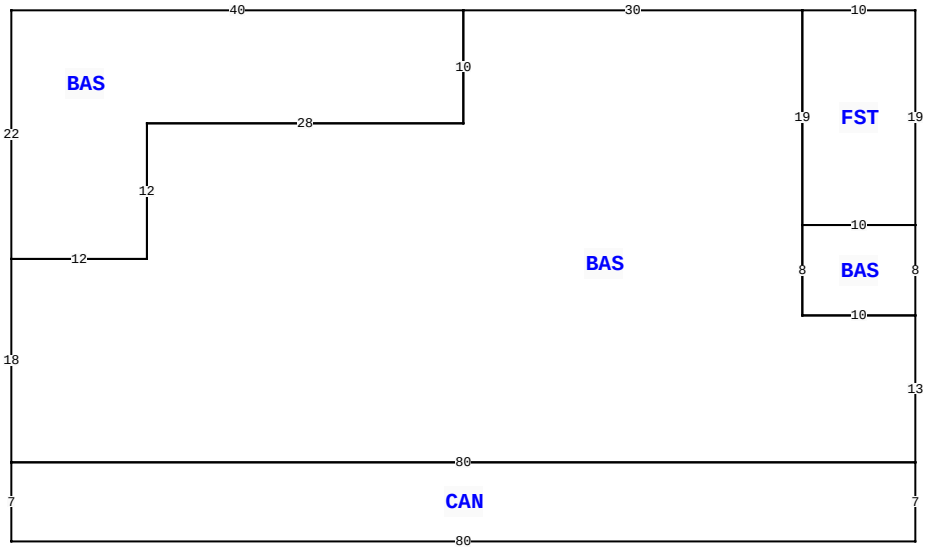
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	80	100		80	2,377
BAS	544	100		544	16,165
BAS	2,386	100		2,386	70,900
CAN	560	30		168	4,992
FST	190	50		95	2,823
TOTALS	3,760			3,273	97,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	3,273	84.9056	59.43	194,514	1972	1972	0	0	0	50.00	50.00

1 NBHD STORE 0% - 0 Heated Area: 3010 HX Base Yr



1521 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	97,257
TOTAL MARKET OB/XF VALUE	5,600
TOTAL LAND VALUE - MARKET	26,220
TOTAL MARKET VALUE	129,077
SOH/AGL Deduction	0
ASSESSED VALUE	129,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,077
TOTAL JUST VALUE	129,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33690	RECONNECT	0	01/11/2016
17267	COMMERCIAL	120	08/01/2000
10427	COMMERCIAL	94	11/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/1802	10/18/2013	WD	U	I	37	250,000
GRANTOR: S & S RENTALS LLC						
GRANTEE: JAYVEER LLC						
0970/2190	12/03/2002	WD	Q	I	02	100
GRANTOR: SIMPKINS & SHERIFF AS						
GRANTEE: S & S RENTALS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W40 S22 E12 N12 E28 N10$ S10 W28 S12 W12 S18 CAN= S7 E80 N7 W80$ E80 N13 BAS= N8 W10 S8 E10$ W10 N8 FST= E10 N19 W10 S19 $ N19$.

EXTRA FEATURES

L N	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	80	60	1.00	UT	6,500.00	6,500.00	80	0	0	3	80	5,200	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	500.00	500.00	80	1993	1993	3	80	400	

LAND DESCRIPTION

TOTAL OB/XF 5,600

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	34,960.00	SF		1.00	1.00	1.00	0.75	0.75	26,220							

REVIEW DATE 12/19/2017 BY CP Total Acres: 0.80 Total Land Value: 26,220 Market: 0 Agricultural: 0 Common: 26,220 PRINTED 11/20/2025 BY SYS