

COMM AT SE COR OF NW1/4 OF SEC R
NW 194.02 FT FOR POB, CONT NW 17
R/W OF S R 247, SW ALONG R/W 325

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2026

21-4S-16-03083-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0108	SFRES/RENTAL
MAP NUM		MKT AREA 06

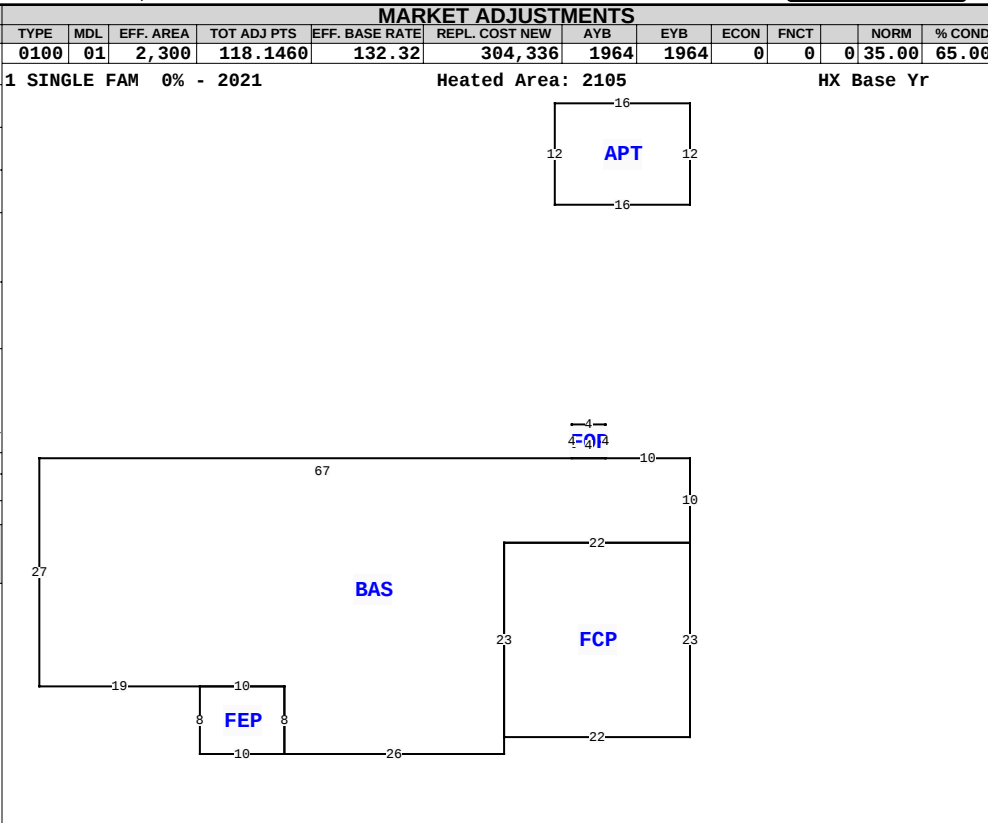
NEIGHBORHOOD/LOC	21416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	192	100		192	16,513
BAS	1,913	100		1,913	164,533
FCP	506	25		126	10,837
FEP	80	80		64	5,504
FOP	16	30		5	430

TOTALS	2,707			2,300	197,818
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	
2	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC	



135 SW BULLDAWG GLN, LAKE CITY	BLD DATE	LGL DATE	04/10/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,200											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		315,348	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		349,548	
SOH/AGL Deduction		0	
ASSESSED VALUE		349,548	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		349,548	
TOTAL JUST VALUE		349,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052650	Mobile Home		03/20/2025
000048072	Roof Replacement	1,900	09/11/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1404/0266	1/22/2020	WD	Q	I	01	238,900	
GRANTOR: CINERA GROUP LLC							
GRANTEE: CRB INVESTMENT PROP							
1356/0626	3/19/2018	WD	Q	I	01	200,000	
GRANTOR: SUWANNEE VALLEY PROPE							
GRANTEE: CINERA GROUP LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W10 FOP= N4 W4 S4 E4\$ W67 S27 E19 FEP= S8 E10 N8 W10\$ E10 S8 E26 N2 FCP= E22 N23 W22 S23\$ N23 E22 N10\$ PTR=N30 APT= N12 W16 S12 E16\$ S30\$.											

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