COMM SE COR OF SEC, RUN W 534.83
1344.83 FT FOR POB, RUN S 68 DEG
W 1175.40 FT, N 68 DEG E 610 FT,

DREW DEVELOPMENT LLC
PO BOX 3488
LAKE CITY, FL 32056

2026

26-3S-16-02308-076

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

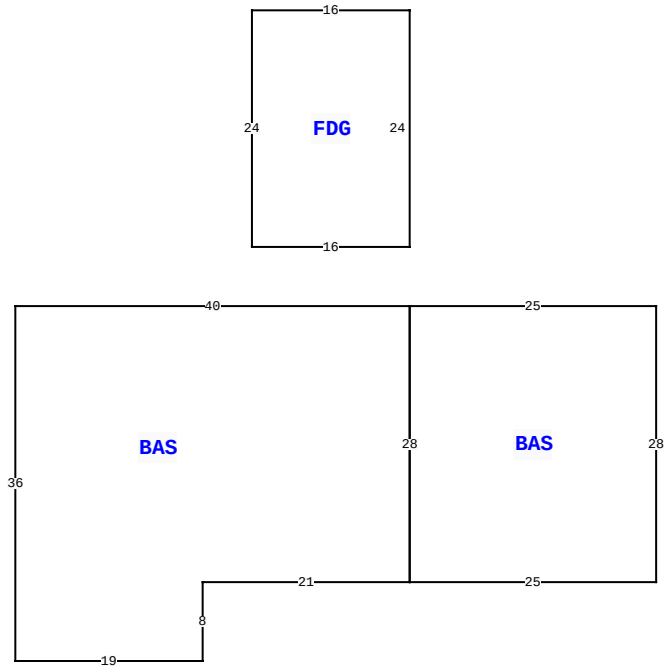
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	16,811
BAS	1,272	100		1,272	30,547
FDG	384	60		230	5,524
TOTALS	2,356			2,202	52,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,202	64.9026	48.03	105,762	1988	1988	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2025 Heated Area: 1972 HX Base Yr



820 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,881
TOTAL MARKET OB/XF VALUE	852
TOTAL LAND VALUE - MARKET	118,053
TOTAL MARKET VALUE	171,786
SOH/AGL Deduction	0
ASSESSED VALUE	171,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,786
TOTAL JUST VALUE	171,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,786

SALE:1:1: RADIO STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/2582	3/19/2024	WD	Q	I	01	190,000
GRANTOR: DOCKINS BROADCAST GRO						
GRANTEE: DREW DEVELOPMENT LL						
1277/1770	7/10/2014	WD	Q	I	01	200,000
GRANTOR: POWER COUNTRY INC						
GRANTEE: DOCKINS BROADCAST G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S36 E19 N8 E21N 28 $ BAS= S28 E25 N28 W25$
PTR=N30FDG= W16 S24 E16 N24 $ S30$.

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	0	0	1.00	UT	1,420.00	1,420.00	60	0	0	3	60	852	

LAND DESCRIPTION

TOTAL OB/XF 852

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	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	5,000.00	4,500.00	4,500							
2	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	5,000.00	4,500.00	4,500							
3	9100	C	UTILITY	0		00	0.00	0.00	17.31	AC		1.00	1.00	0.90	7,000.00	6,300.00	109,053							

REVIEW DATE 04/05/2024 BY TP Total Acres: 19.31 Total Land Value: 118,053 Market: 0 Agricultural: 0 Common: 118,053 PRINTED 11/06/2025 BY SYS