N1/2 OF NE1/4 & NE1/4 OF NW1/4
EX RD & EX NE1/4 OF NW1/4 &
W1/2 OF NW1/4 OF NE1/4 & E1/2

JW 3 LLC
P O BOX 1546
LAKE CITY, FL 32056

2026

27-4S-17-08752-000

BUILDING CHARACTERISTICS

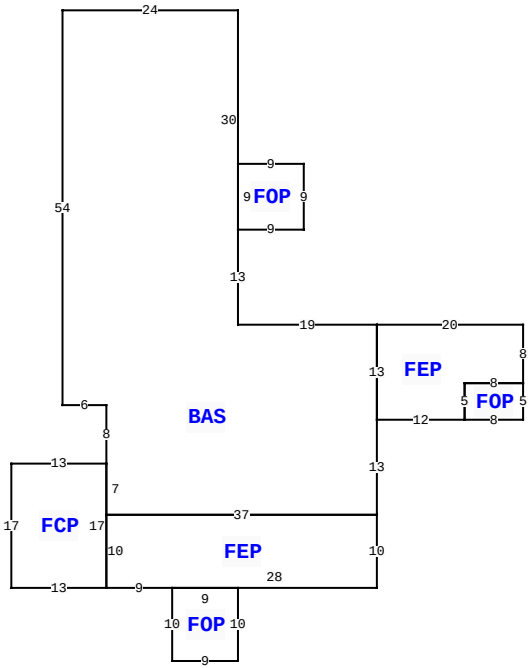
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100		2,060	85,303
FCP	221	25		55	2,278
FEP	220	80		176	7,288
FEP	370	80		296	12,257
FOP	40	30		12	497
FOP	81	30		24	994
FOP	90	30		27	1,118
TOTALS	3,082			2,650	109,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,650	67.2210	75.29	199,518	1942	1942	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 2060 HX Base Yr



632 SE HICKS GRIFFIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,735
TOTAL MARKET OB/XF VALUE	27,131
TOTAL LAND VALUE - MARKET	160,160
TOTAL MARKET VALUE	151,836
SOH/AGL Deduction	0
ASSESSED VALUE	151,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,836
TOTAL JUST VALUE	297,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,026

PRMT:1:1: UTILITY POLE

SALE:1:1: 119.24 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38628	PUMP/UTPOL	50	09/19/2019
7277	PUMP/UTPOL	25	06/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/2716	12/23/2013	WD	U	I	30	0

GRANTOR: BGWF LLC

GRANTEE: JW 3 LLC

1267/2715	12/23/2013	WD	U	I	30	0

GRANTOR: JOHN & BETH WILLIS

GRANTEE: BGWF LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S54 E6 S8 FCP= W13 S17 E13 N17$ S7 FEP= S10 E9 FOP= S10 E9 N10 W9$ E28 N10 W37$ E37 N13 FEP= E12 FOP= E8 N5 W8 S5$ N5 E8 N8 W20 S13$N13 W19 N13 FOP= E9 N9 W9 S9$ N30$.

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	0011	BARN,BLK A	0	0	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	554	
2	0040	BARN,POLE	0	0	57	48	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0011	BARN,BLK A	0	0	19	21	1.00	UT	0.00	0.00	100	0	0	3	100	526	
4	0011	BARN,BLK A	0	0	19	18	1.00	UT	0.00	0.00	100	0	0	3	100	451	
5	0040	BARN,POLE	0	0	60	70	4,200.00	UT	5.00	5.00	50	2017	2017	3	50	10,500	
6	0040	BARN,POLE	0	0	60	100	6,000.00	UT	5.00	5.00	50	2017	2017	3	50	15,000	

LAND DESCRIPTION

TOTAL OB/XF 27,131

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	39.04	AC		1.00	1.00	1.00	281.00	281.00	10,970							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.04	AC		1.00	1.00	1.00	4,000.00	4,000.00	156,160							

REVIEW DATE 06/23/2017 BY DF Total Acres: 40.04 Total Land Value: 14,970 Market: 156,160 Agricultural: 10,970 Common: 4,000 PRINTED 11/19/2025 BY SYS