SE1/4 OF NW1/4 AS LIES W OF I-75
NW COR OF SE1/4 OF NW1/4, RUN S
TO SW COR, W 148 FT, NE 1326.47

LAKE CITY 47, LLC
426 SW COMMERCE DR, SUITE 130
LAKE CITY, FL 32025

2026

30-4S-17-08881-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,225
TOTAL LAND VALUE - MARKET	1,596,600
TOTAL MARKET VALUE	1,604,825
SOH/AGL Deduction	131,794
ASSESSED VALUE	1,473,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,473,031
TOTAL JUST VALUE	1,604,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,604,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1462/993	3/15/2022	WD	U	I	11	100
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: LAKE CITY 47, LLC						
1370/0513	10/05/2018	PR	U	V	19	835,000
GRANTOR: HELEN SWEENEY (PR FOR						
GRANTEE: LAKE CITY 47, LLC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	17,610.00	UT	0.90	0.90	50	0	0	3	50	7,925	
2	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,225

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	1000	C	VACANT COMME	0					26.61	AC		1.00	1.00	0.50	120,000.00	60,000.00	1,596,600							

REVIEW DATE 07/05/2017 BY DF Total Acres: 26.61 Total Land Value: 1,596,600 Market: 0 Agricultural: 0 Common: 1,596,600 PRINTED 11/18/2025 BY SYS