

COMM SW COR OF NW1/4 OF SW1/4, N
CONT N 20.48 FT TO E R/W SR-47,
319.91 FT, E 400 FT, S 227.29 FT

GLENN STEPHEN C REVOCABLE TRUST
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2026

30-4S-17-08900-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	2100 RESTAURANT/CAFE	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	30417.00	1.00/
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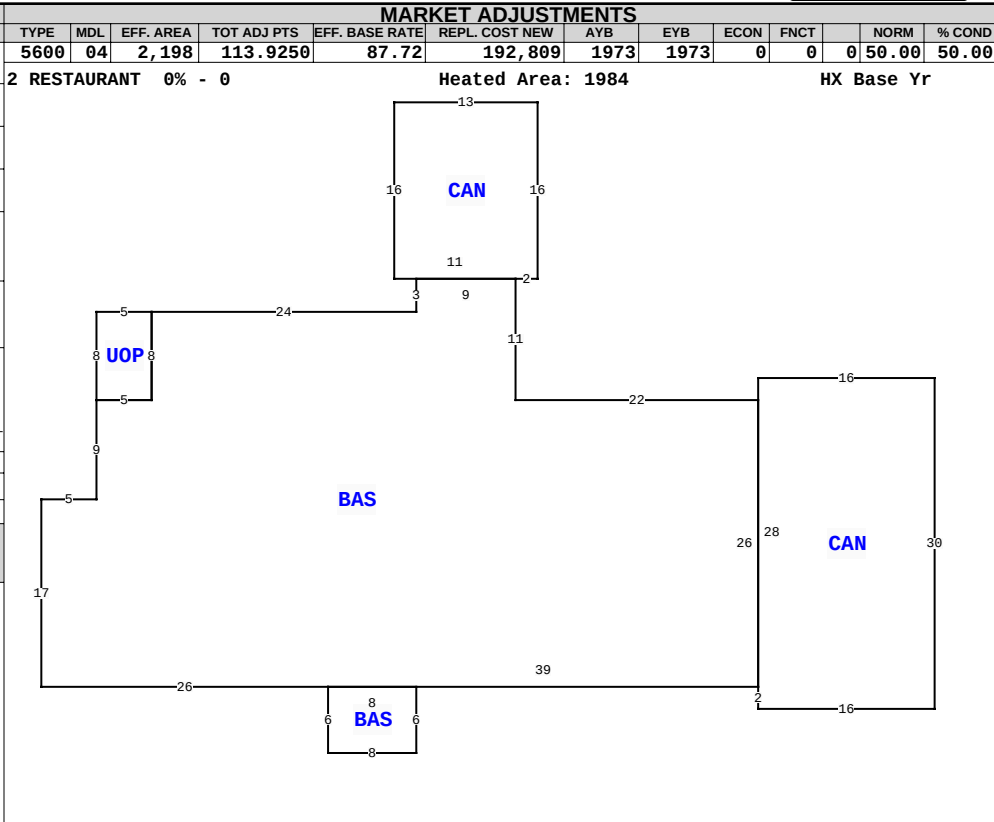
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	2,106
BAS	1,936	100		1,936	84,913
CAN	208	30		62	2,720
CAN	480	30		144	6,316
UOP	40	20		8	351

TOTALS	2,712			2,198	96,404
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	93	194	8,838.00	UT	1.50
2	0166	CONC, PAVMT	0	0	0	0	736.00	UT	2.50
3	0296	SHED METAL	0	0	8	8	64.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2100	C	RESTAURANT	0		CG	0.00	0.00	62,726.00
2	1000	C	VACANT COMME	0		CG	0.00	0.00	1.43

REVIEW DATE	07/06/2017	BY	DF
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4475 SW STATE ROAD 47 , LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	93	194	8,838.00	UT	1.50	1.50	100	2005	2005	3	100	13,257	
2	0166	CONC, PAVMT	0	0	0	0	736.00	UT	2.50	2.50	100	2005	2005	3	100	1,840	
3	0296	SHED METAL	0	0	8	8	64.00	UT	11.00	11.00	100	2008	2008	3	100	704	

TOTAL OB/XF										15,801							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	2100	C	RESTAURANT	0		CG	0.00	0.00	62,726.00	SF		1.00	1.00	1.00	2.25	2.25	141,134
2	1000	C	VACANT COMME	0		CG	0.00	0.00	1.43	AC		1.00	1.00	1.00	12,000.00	12,000.00	17,160

Total Acres: 2.87	Total Land Value: 158,294	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	140,895	
TOTAL MARKET OB/XF VALUE	15,801	
TOTAL LAND VALUE - MARKET	158,294	
TOTAL MARKET VALUE	314,990	
SOH/AGL Deduction	0	
ASSESSED VALUE	314,990	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	314,990	
TOTAL JUST VALUE	314,990	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	316,145	

LAND:1:1: THIS ZONED CG AS OF 6/21/90

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22499	ADDN COMM	90	11/15/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1319/2394	8/04/2016	WD	U	I	30	100	

GRANTOR: STEPHEN C & COLIN J							
GRANTEE: STEPHEN C GLENN AS							
1251/2522	2/08/2013	WD	U	I	11	0	
GRANTOR: JMB REAL ESTATE HOLDI							
GRANTEE: STEPHEN C & COLIN J							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W22 N11 CAN= E2 N16 W13 S16 E11\$ W9 S3 W24 UOP= W5 S8 E5 N8\$ S8 W5 S9 W5 S17 E26 BAS= S6 E8 N6 W8 \$ E39 CAN= S2 E16 N30 W16 S28\$ N26\$.							

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