

COMM INTERS N R/W US-90 & E
R/W BURKE ST, RUN N 227.47 FT
TO POB. CONT'N 252.93 FT, EAST

FOUR FREEDOMS VENTURE INC
2124 ARDEN FOREST PL
FLEMING ISLAND, FL 32003

2026

31-3S-17-06159-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		74 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	04 04
DOR CODE	1600COMMUNITY SHOPPING

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	31317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	111,375
BAS	33,536	100		33,536	830,016
CAN	4,062	30		1,219	30,171
UST	112	40		45	1,114
UST	900	40		360	8,910

TOTALS	43,110			39,660	981,585
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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	0	0	1.00	UT	47,000.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,400.00
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00
4	0166	CONC, PAVMT	0	0	0	0	73.00	UT	1.50
5	0260	PAVEMENT-A	0	0	0	0	5,962.00	UT	0.90
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1600	C	SH CTR COM	0		*CG	476.00	0.00	95,000.00
2	1600	C	SH CTR COM	0			0.00	0.00	32,195.00
3	1700	C	1STORY OFF	0			0.00	0.00	20,473.00

REVIEW DATE	12/20/2017	BY	CP
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
3800	04	39,660	77.3442	49.50	1,963,170	1967	1967	0	0	0	50.00	50.00	
1 SHOP NBHD 0% - 0 Heated Area: 38036 HX Base Yr													

1101 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/09/2024	MLU
	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	0	0	1.00	UT	47,000.00	47,000.00	75	0	0	3	75	35,250	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,400.00	2,400.00	75	0	0	3	75	1,800	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	75	1993	1993	3	75	2,250	
4	0166	CONC, PAVMT	0	0	0	0	73.00	UT	1.50	1.50	100	2000	2000	3	100	110	
5	0260	PAVEMENT-A	0	0	0	0	5,962.00	UT	0.90	0.90	100	1993	1993	3	100	5,366	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,400	

TOTAL OB/XF													
47,176													
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
1	1600	C	SH CTR COM	0		*CG	476.00	0.00	95,000.00	SF		1.00	1.00
2	1600	C	SH CTR COM	0			0.00	0.00	32,195.00	SF		1.00	1.00
3	1700	C	1STORY OFF	0			0.00	0.00	20,473.00	SF		1.00	1.00

Total Acres: 3.39	Total Land Value: 771,081	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY													
PAGE 1 of 2													

VALUATION SUMMARY		STANDARD
VALUATION BY		Tax Group: 1
Tax Dist:		1,092,495
BUILDING MARKET VALUE		47,176
TOTAL MARKET OB/XF VALUE		771,081
TOTAL LAND VALUE - MARKET		1,910,752
TOTAL MARKET VALUE		0
SOH/AGL Deduction		1,910,752
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE		1,910,752
BASE TAXABLE VALUE		1,910,752
TOTAL JUST VALUE		0
NCON VALUE		0
INCOME VALUE		1,910,752
PREVIOUS YEAR MKT VALUE		1,910,752

SALE:1:1: ONE AND THE SAME-INCLUDED 06165-001&0616
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046707	Electrical Servic	150	03/09/2023
17-0805	COMMERCIAL	0	09/20/2017
17-0603	REMODEL	0	06/20/2017
13-0504	REMODEL	165	12/30/2013
13-0245	REMODEL	367	06/10/2013
1614	REMODEL	5	03/25/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1026/1955	9/24/2004	WD	Q	I		1,850,000	
GRANTOR: GREENVILLE TIMBER							
GRANTEE: FOUR FREEDOMS VENTU							
0888/1839	9/24/1999	WD	Q	I		1,450,000	
GRANTOR: GATEWAY LAND TRUST 1							
GRANTEE: GREENVILLE TIMBER C							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W80 UST= W15 S60 E15 N60\$ S60 W15 S40 CAN= S8 E239S2 E215N10 W454\$ E454 N40 W12 N20 W125 N20 W18 BAS= N44 W60S75 E60 N31\$ S31 W60 N9 W12 N32 W84 UST= N8 W14 S8 E14\$ W48 N10 \$.													

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