BEG SE COR OF LOT 13, RUN N
180 FT, W 100 FT, S 180 FT,
E 100 FT TO POB. PART OF LOTS

JB3 LLC
182 SW GROUSE PLACE
LAKE CITY, FL 32025

2026

31-3S-17-06230-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

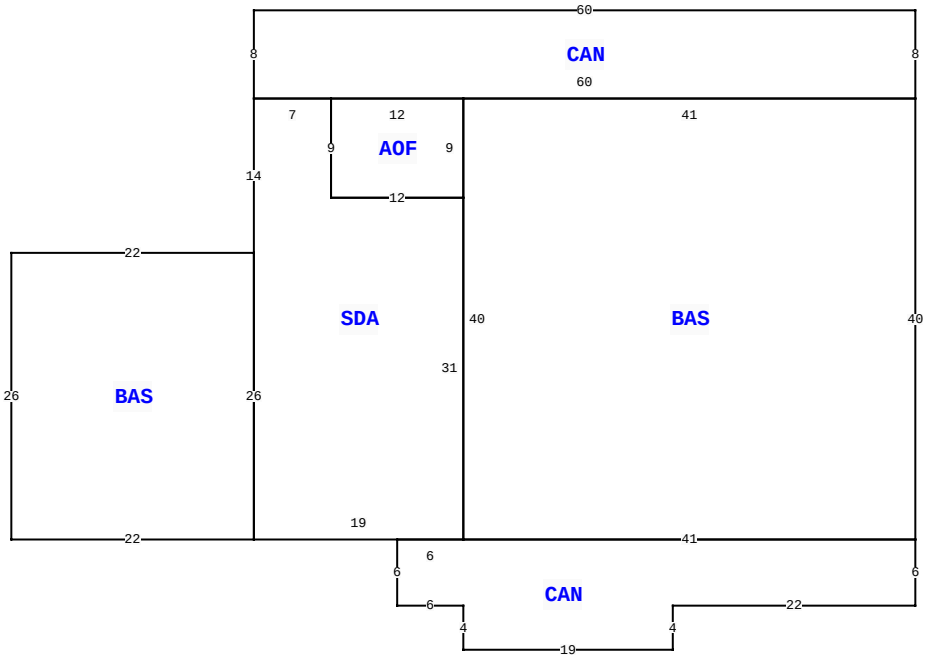
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	108	150		162	4,449
BAS	572	100		572	15,709
BAS	1,640	100		1,640	45,039
CAN	358	30		107	2,939
CAN	480	30		144	3,955
SDA	652	185		1,206	33,120
TOTALS	3,810			3,831	105,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	3,831	85.9560	38.68	148,183	2002	2002	0	0	0	29.00	71.00

2 SERVGARAGE 0% - 0 Heated Area: 2972 HX Base Yr



368 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,210
TOTAL MARKET OB/XF VALUE	3,870
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	141,480
SOH/AGL Deduction	0
ASSESSED VALUE	141,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,480
TOTAL JUST VALUE	141,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22945	ADDN COMM	166	03/24/2005
19652	COMMERCIAL	349	06/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1247/0257	12/28/2012	WD	U	I	38	85,000
GRANTOR: TRAMMEL WASDEN						
GRANTEE: JB3 LLC						
1024/1440	8/24/2004	WD	Q	I	03	300,000
GRANTOR: PHILLIPS						
GRANTEE: TRAMMEL WASDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 AOF= W12 SDA= W7 S14 BAS= W22 S26 E22 N26$ S26 E19 N31 W12 N9$S9 E12 N9$ S40 CAN= W6 S6 E6 S4 E19 N4 E22 N6 W41$ E41 N40 CAN= N8 W60 S8 E60$.

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	40	60	2,400.00	UT	2.00	2.00	40	2002	2002	3	40	1,920	
2	0150	CLFENCE 8	0	0	0	0	260.00	UT	7.50	7.50	100	2002	2002	3	100	1,950	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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	2500	C	SRVC SHOPS	0		CG	100.00	100.00	10,000.00	SF		1.00	1.00	0.80	2.25	1.80	18,000							
2	2500	C	SRVC SHOPS	0		CG	80.00	100.00	8,000.00	SF		1.00	1.00	0.80	2.25	1.80	14,400							

REVIEW DATE 04/06/2016 BY CP Total Acres: 0.41 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/18/2025 BY SYS