LOT 12 MIDTOWN COMMERCIAL CENTER

835-764, WD 1039-2288, WD 1058-4

VYP, LLC
794 SW MANDIBI DR
LAKE CITY, FL 32024

**2026**

**31-3S-17-06247-112**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 25 | MOD METAL 50 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Plumbing | | 8 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 3 100 |
| Quality | 05 | 05 |

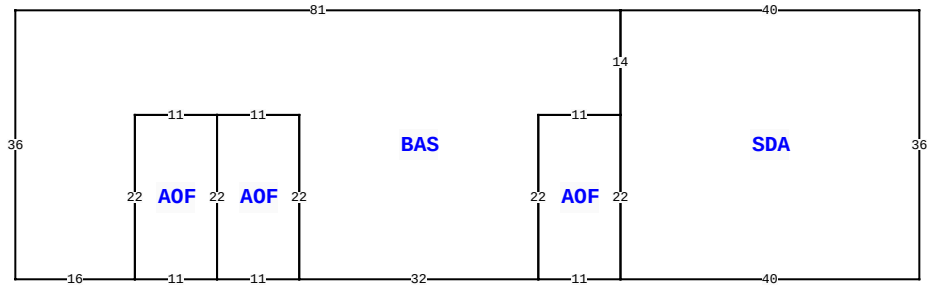
| | | | |
|---|---|---|---|
| DOR CODE | 4817 | WHSE STORAGE/OFFICE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 31317.060 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 242 | 150 | | 363 | 12,898 |
| AOF | 242 | 150 | | 363 | 12,898 |
| AOF | 242 | 150 | | 363 | 12,898 |
| BAS | 2,190 | 100 | | 2,190 | 77,812 |
| SDA | 1,440 | 185 | | 2,664 | 94,653 |
| TOTALS | 4,356 | | | 5,943 | 211,158 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 5,943 | 114.0360 | 43.33 | 257,510 | 2008 | 2008 | 0 | 0 | 0 | 18.00 | 82.00 |

1 PREF M B A 0% - 0 Heated Area: 4356 HX Base Yr




228 SW WATERFORD CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 211,158 |
| TOTAL MARKET OB/XF VALUE | 17,276 |
| TOTAL LAND VALUE - MARKET | 26,100 |
| TOTAL MARKET VALUE | 254,534 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 254,534 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 254,534 |
| TOTAL JUST VALUE | 254,534 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 259,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26235 | COMMERCIAL | 950 | 09/14/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1208/2618 | 1/28/2011 | WD | Q | I | 01 | 400,000 |
| GRANTOR: ISAAC HOLDINGS INC | | | | | | |
| GRANTEE: JCP-VYP LLC | | | | | | |
| 1058/0475 | 8/31/2005 | WD | Q | V | | 69,900 |
| GRANTOR: EAGLE KIRALY & RILEY | | | | | | |
| GRANTEE: ISAAC CONSTRUCTION | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W81 S36 E16 AOF= N22 E11 S22 W11$ N22 E11 AOF= S22 E11 N22 W11$ E11 S22 E32 AOF= N22 E11 S22 W11$ N22 E11 SDA= S22 E40 N36 W40 S14$ N14$.

## 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 | 0 | 0 | 684.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,052 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 8,229.00 | UT | 1.85 | 1.85 | 100 | 2008 | 2008 | 3 | 100 | 15,224 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,276

| 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 | 4817 | C | STORG/ OFF | 0 | | CI | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 29,000.00 | 26,100.00 | 26,100 | | | | | | | |

REVIEW DATE 04/06/2016 BY CP Total Acres: 0.50 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 11/14/2025 BY SYS