COMM NE COR OF SE1/4 OF NE1/4,
W 25 FT TO W R/W OF TURNER RD,
S ALONG W R/W 500.70 FT, NW

JEMEL REALESTATE HOLDINGS LLC
1520 OHIO AVE L
LIVE OAK, FL 32064

2026

33-3S-16-02455-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

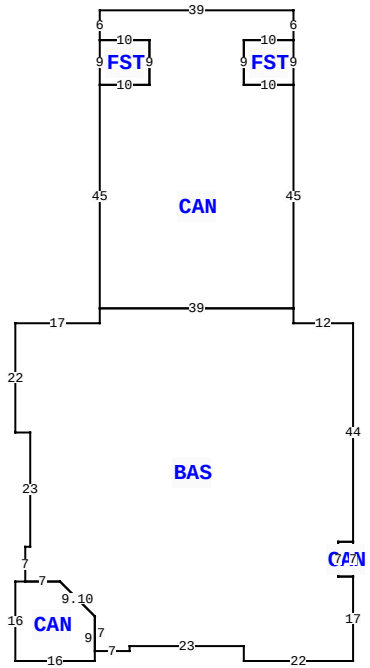
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,323	100		4,323	267,026
CAN	21	30		6	371
CAN	232	30		70	4,324
CAN	2,160	30		648	40,026
FST	90	50		45	2,779
FST	90	50		45	2,779
TOTALS	6,916			5,137	317,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,137	106.5696	67.14	344,898	2003	2015	0	0	0	8.00	92.00

3 STORE RETL 0% - 0 Heated Area: 4323 HX Base Yr



4785 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,306
TOTAL MARKET OB/XF VALUE	47,131
TOTAL LAND VALUE - MARKET	997,108
TOTAL MARKET VALUE	1,361,545
SOH/AGL Deduction	0
ASSESSED VALUE	1,361,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,361,545
TOTAL JUST VALUE	1,361,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,364,994

LAND:1:2: 2.25 AC

LAND:1:1: ADJ;4 CORNER INFL (DOR 1998)

BLDG:2:1: DOR 1998

BLDG:1:1: COMPLETLY REMODELED INTO OFFICE AFTER SA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37349	REMODEL	1,613	10/23/2018
25107	REMODEL	230	10/11/2006
19880	COMMERCIAL	4,153	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0745	7/10/2018	WD	U	I	12	900,000
GRANTOR: COLUMBIA COUNTY BANK						
GRANTEE: JEMEL REALESTATE HO						
0941/0288	11/02/2001	WD	Q	I	01	100
GRANTOR: COLUMBIA COUNTY BANK						
GRANTEE: COLUMBIA COUNTY FLO						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W39 S6 FST= S9 E10 N9 W10$ E10 S9 W10 S45 BAS= S3 W17 S22 E3 S23 W1 S7 CAN= W2 S16 E16 N9 L7 U7 W7$ E7 D7 R7 S7 E7 N1 E23 S3 E22 N17 CAN= N7 W3 S7 E3 $ W3 N7 E3 N44 W12 N3 W39$ E39 N45 FST= N9 W10 S9 E10$ W10 N9 E10 N6$.

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	33,368.00	UT	1.10	1.10	100	2003	2003	3	100	36,705	
2	0166	CONC,PAVMT	0	0	0	0	1,203.00	UT	2.00	2.00	100	2003	2003	3	100	2,406	
3	0253	LIGHTING	0	0	0	0	14.00	UT	500.00	500.00	100	2003	2003	3	100	7,000	
4	0164	CONC BIN	0	0	10	12	120.00	UT	8.50	8.50	100	2003	2003	3	100	1,020	

LAND DESCRIPTION

TOTAL OB/XF 47,131

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	1100	C	STORE 1FLR	0		CHI	250.00	0.00	83,089.00	SF		1.00	1.00	1.20	10.00	12.00	997,068							
2	9601	C	RETENTION AR	0			0.00	0.00	0.23	AC		1.00	1.00	1.00	175.00	175.00	40							

REVIEW DATE 04/17/2024 BY TP Total Acres: 2.14 Total Land Value: 997,108 Market: 0 Agricultural: 0 Common: 997,108 PRINTED 11/06/2025 BY SYS