COMM NE COR LOT 7 BLOCK 4 ODOM'S
ADD'N S/D, RUN S 6 DEG W 101.66
S ALONG OLD COUNTRY CLUB RD 69.5

3 IN 1 INVESTMENTS, LLC
PO BOX 1632
LAKE CITY, FL 32056

2025

33-3S-17-06869-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

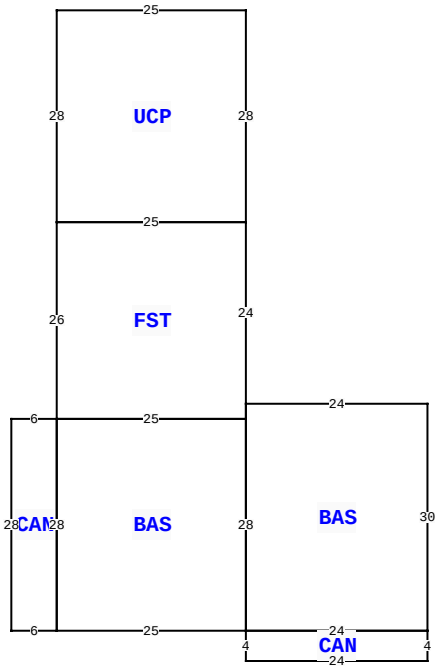
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	12,705
BAS	720	100		720	13,068
CAN	96	30		29	527
CAN	168	30		50	908
FST	650	50		325	5,899
UCP	700	20		140	2,541
TOTALS	3,034			1,964	35,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,964	77.2254	36.30	71,293	1967	1967	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 2025 Heated Area: 1420 HX Base Yr



356 SE COUNTRY CLUB 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	35,646
TOTAL MARKET OB/XF VALUE	3,610
TOTAL LAND VALUE - MARKET	42,563
TOTAL MARKET VALUE	81,819
SOH/AGL Deduction	0
ASSESSED VALUE	81,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,819
TOTAL JUST VALUE	81,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,364

LAND:1:1: ADJ CORNER
SALE:2:1: INCLUDED 06869-020
SALE:1:1: SALE INC RE 06869-020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047789	Roof Replacement	19,985	07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2734	2/20/2024	WD	U	I	11	100
GRANTOR:DICKS NORMA R LIVING						
GRANTEE:3 IN 1 INVESTMENTS,						
1508/2729	2/20/2024	QC	U	I	11	100
GRANTOR:DICKS RODNEY S LIVING						
GRANTEE:DICKS NORMA R LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S2 S28 E24 N30 $
UCP=[ORIG=-24,-24] N28 W25 S28 E25 $
BAS=[ORIG=-24,2] W25 S28 E25 N28 $
FST=[ORIG=-24,0] N24 W25 S26 E25 N2 $
CAN=[ORIG=-24,30] S4 E24 N4 W24 $
CAN=[ORIG=-49,2] W6 S28 E6 N28 $
.

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	153.00	UT	1.50	1.50	100	1993	1993	3	100	230	
2	0260	PAVEMENT-A	0	0	0	0	3,170.00	UT	0.45	0.45	100	1993	1993	3	100	1,427	
3	0140	CLFENCE 6	0	0	0	0	330.00	UT	1.75	1.75	100	1993	1993	3	100	578	
4	0170	FPLC 2STRY	0	0	0	0	1.00	UT	1,375.00	1,375.00	100	2012	2012	3	100	1,375	

LAND DESCRIPTION

TOTAL OB/XF 3,610

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	2700	C	AUTO SALES	0		00	0.00	0.00	8,377.00	SF		1.00	1.00	1.50	1.35	2.03	16,963							
2	2500	C	SRVC SHOPS	0		00	0.00	0.00	12,642.00	SF		1.00	1.00	1.50	1.35	2.03	25,600							

REVIEW DATE 01/10/2025 BY ME Total Acres: 0.48 Total Land Value: 42,563 Market: 0 Agricultural: 0 Common: 42,563 PRINTED 04/29/2025 BY SYS