(PART OF HILLCREST UNR): W1/2 OF & SE1/4 OF NW1/4 & N1/2 NW1/4 & E1/2 OF SW1/4 & SW1/4 OF

LSJ PROPERTIES INC
447 SW BREEZY DR
LAKE CITY, FL 32025

2026

33-4S-17-08944-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	2,250
TOTAL MARKET VALUE	7,250
SOH/AGL Deduction	0
ASSESSED VALUE	7,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,250
TOTAL JUST VALUE	7,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,250

SALE:2:1: 190 AC NO STAMPS ON DEED

SALE:1:1: 180.61 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1166/1263	1/30/2009	WD	U	V	11	0
GRANTOR: PETER W GIEBEIG						
GRANTEE: LSJ PROPERTIES INC						
1145/2196	3/11/2008	WD	Q	V	03	100
GRANTOR: PETER W GIEBEIG						
GRANTEE: LSJ PROPERTIES INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	1.00	UT	10,000.00	10,000.00	50	2005	2005	3	50	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	0.25	2,000.00	500.00	2,250							

REVIEW DATE 07/11/2017 BY DF Total Acres: 4.50 Total Land Value: 2,250 Market: 0 Agricultural: 0 Common: 2,250 PRINTED 11/19/2025 BY SYS