

BEG AT SE COR OF LOT 1 PLANTATIO  
 RUN NW 351.17 FT TO A CUL-DE SAC  
 R/W TO S LINE OF LOT 10, RUN E 1

JEMEL REALESTATE HOLDINGS/VERTUASSETS FOUNDATION I  
 1043 PINEVIEW CIR SW  
 LIVE OAK, FL 32064

2026

34-3S-16-02461-007



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 481,554 TOTAL MARKET VALUE 481,554 SOH/AGL Deduction 0 ASSESSED VALUE 481,554 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 481,554 TOTAL JUST VALUE 481,554 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 481,554											
																				PERMIT NUM DESCRIPTION AMT ISSUED 25-0765 AUTOZONE BUILDING 900,000 09/24/2025											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1516/1656 6/05/2024 WD U V 17 0 GRANTOR: JEMEL REALESTATE HOLD GRANTEE: VERTUASSETS FOUNDAT 1416/1667 8/04/2020 QC U V 11 100 GRANTOR: CHEEK & SCOTT DRUGS I GRANTEE: JEMEL REALESTATE HO											
TOTALS										4527 W US HIGHWAY 90, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2024 MLU											
EXTRA FEATURES																															
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	1000	C	VACANT COMME	0			0.00	0.00	53,506.00	SF		1.00	1.00	0.90	10.00	9.00	481,554														
REVIEW DATE 04/09/2024 BY MLU Total Acres: 1.23 Total Land Value: 481,554 Market: 0 Agricultural: 0 Common: 481,554 PRINTED 12/30/2025 BY SYS																															