LOT 1 STONEGATE PARK S/D. EX ADD
1896 SQ FT DOT PARCEL NO 124 (SE

POD RENTAL LLC
609 5TH ST, STE 4
LIVE OAK, FL 32064

2026

34-3S-16-02465-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

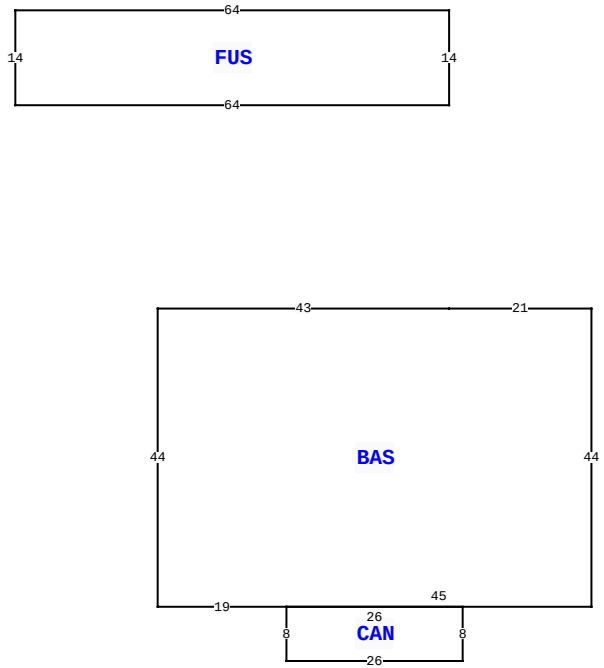
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,816	100		2,816	217,258
CAN	208	30		62	4,783
FUS	896	100		896	69,128
TOTALS	3,920			3,774	291,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,774	113.3306	83.86	316,488	2002	2015	0	0	0	8.00	92.00

1 OFFICE LOW 0% - 2025 Heated Area: 3712 HX Base Yr



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

4498 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	291,169
TOTAL MARKET OB/XF VALUE	8,512
TOTAL LAND VALUE - MARKET	203,370
TOTAL MARKET VALUE	503,051
SOH/AGL Deduction	0
ASSESSED VALUE	503,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,051
TOTAL JUST VALUE	503,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3237	ADDN COMM	255	04/12/2005
2389	COMMERCIAL	568	06/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/371	7/22/2024	WD	Q	I	01	630,000
GRANTOR: ODOM, MOSES & COMPANY						
GRANTEE: POD RENTAL LLC						
1510/1029	3/08/2024	WD	Q	I	01	625,000
GRANTOR: TJ AGENCY LLC AKA PAR						
GRANTEE: ODOM, MOSES & COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S44 E19 CAN= S8 E26 N8 W26$ E45 N44 W21 PTR= N30
FUS= N14 W64 S14 E64$ S30$.

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	7,320.00	UT	1.10	1.10	100	1993	1993	3	100	8,052	
2	0166	CONC,PAVMT	0	0	0	0	230.00	UT	2.00	2.00	100	1993	1993	3	100	460	

LAND DESCRIPTION

TOTAL OB/XF 8,512

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	1700	C	1STORY OFF	0		CI	0.00	0.00	20,337.00	SF		1.00	1.00	1.00	10.00	10.00	203,370							

REVIEW DATE 09/13/2024 BY ME Total Acres: 0.47 Total Land Value: 203,370 Market: 0 Agricultural: 0 Common: 203,370 PRINTED 11/17/2025 BY SYS