COMM AT SE COR OF SEC, RUN N 523
CONT NORTH 200 FT, W 125 FT, N 1
TO S R/W OF US HWY 90, W ALONG R

PROBUILT LLC
792 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2026

34-3S-16-02496-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05

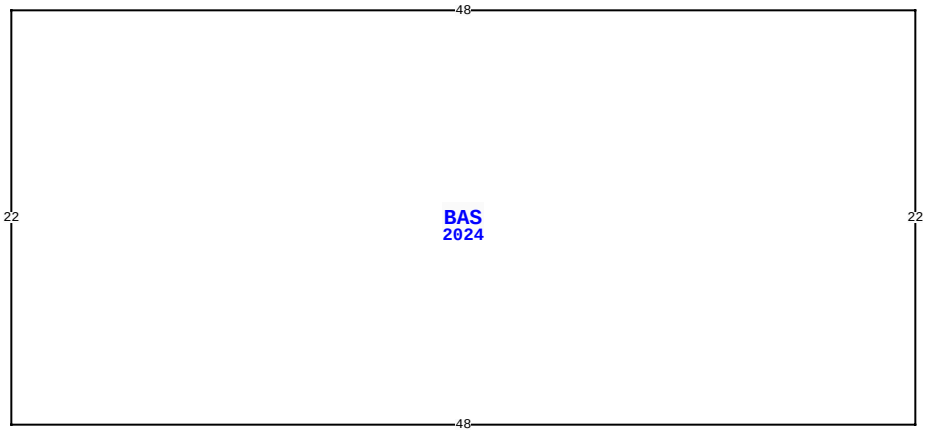
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2024	1,056	91,288
TOTALS	1,056			1,056	91,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	1,056	118.0000	87.32	92,210	2023	2023	0	0	0	1.00	99.00

3 OFFICE LOW 0% - 2024 Heated Area: 1056 HX Base Yr



3752 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: 1	Tax Dist:
BUILDING MARKET VALUE	91,288
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	476,982
TOTAL MARKET VALUE	577,570
SOH/AGL Deduction	0
ASSESSED VALUE	577,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,570
TOTAL JUST VALUE	577,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046293	Modular Building		01/18/2023
13-0382	M H	200	09/04/2013
1960	DEMOLISH	25	11/18/2010
389	ADDN COMM	127	03/09/1995
389	ADDN COMM	128	03/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1366	7/07/2015	WD	U	V	11	100
GRANTOR: BRIAN BICKEL TRUSTEE						
GRANTEE: PROBUILT LLC						
1260/2352	8/30/2013	WD	Q	V	01	450,000
GRANTOR: BRIAN BICKEL TRUSTEE						
GRANTEE: PROBUILT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S22 E48 N22 W48 $
.

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	0.00	0.00	100	2013	2013	3	100	1,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0081	DECKING WI	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0060	CARPORT F	0	0	50	25	1.00	UT	5,500.00	5,500.00	100	2023	2022		100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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		CHI	0.00	0.00	63,597.60	SF		1.00	1.00	0.75	10.00	7.50	476,982							

REVIEW DATE 02/02/2024 BY ME Total Acres: 1.46 Total Land Value: 476,982 Market: 0 Agricultural: 0 Common: 476,982 PRINTED 11/18/2025 BY SYS