LOTS 3 & 4 BLOCK A HOLLINGSWORTH
712-891, WD 1304-404, 1380-1175,

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

**2026**

**34-6S-16-04059-204**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

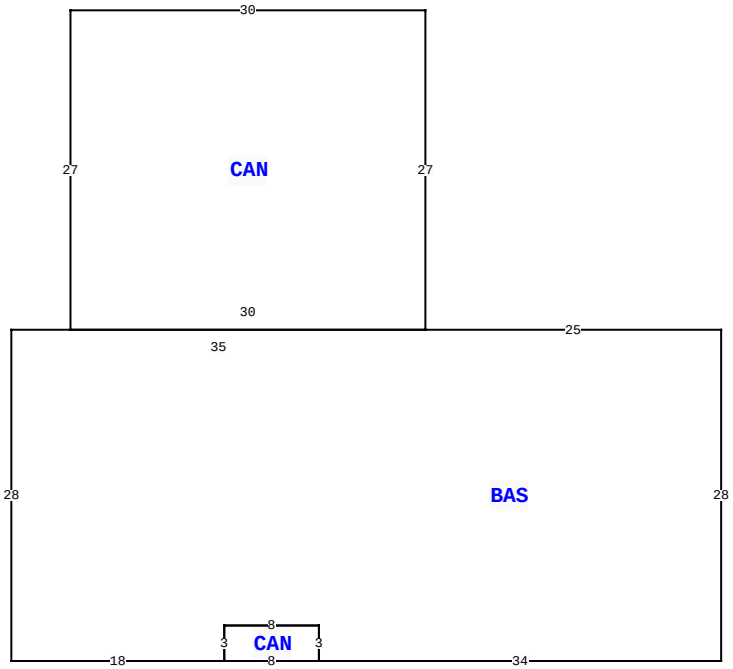
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 03 | 03 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 34616.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,656 | 100 | | 1,656 | 48,170 |
| CAN | 24 | 30 | | 7 | 204 |
| CAN | 810 | 30 | | 243 | 7,068 |
| TOTALS | 2,490 | | | 1,906 | 55,442 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 04 | 1,906 | 79.0455 | 72.72 | 138,604 | 2005 | 2005 | 0 | 0 | 15 | 45.00 | 40.00 |

1 MODULAR 1 0% - 2023 Heated Area: 1656 HX Base Yr




7075 SW US HIGHWAY 27 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 55,442 |
| TOTAL MARKET OB/XF VALUE | 20,504 |
| TOTAL LAND VALUE - MARKET | 89,473 |
| TOTAL MARKET VALUE | 165,419 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 165,419 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 165,419 |
| TOTAL JUST VALUE | 165,419 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 165,419 |

BLDG:1:1: NO VAULT ONLY SAFE
SALE:1:1: 2 PARCELS (04049-203)
LAND:1:1: LOT 4 BLOCK A HOLLINGSWORTH ESTATES COMM

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051666 | Remodel | 45,000 | 11/27/2024 |
| 000046945 | Remodel | 20,000 | 04/12/2023 |
| 23123 | M H | 223 | 05/10/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1479/1290 | 11/01/2022 | WD | U | I | 12 | 219,000 |
| GRANTOR: SEACOAST NATIONAL BAN | | | | | | |
| GRANTEE: CRB INVESTMENT PROP | | | | | | |
| 1304/0404 | 11/09/2015 | WD | U | I | 18 | 100,000 |
| GRANTOR: CNB NATIONAL BANK (FK | | | | | | |
| GRANTEE: PEOPLES STATE BANK | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W25 CAN= N27 W30 S27 E30$ W35 S28 E18 CAN= E8 N3 W8 S3$ N3 E8 S3 E34 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 17,405.00 | UT | 0.75 | 0.75 | 100 | 2005 | 2005 | 3 | 100 | 13,054 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 4 | 175 | 700.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,750 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 6.00 | UT | 750.00 | 750.00 | 100 | 2005 | 2005 | 3 | 100 | 4,500 | |
| 4 | 0168 | PNEUMATIC | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 20,504

| 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 | | A-1 | 0.00 | 0.00 | 77,972.00 | SF | | 1.00 | 1.00 | 0.85 | 1.35 | 1.15 | 89,473 | | | | | | | |

REVIEW DATE 11/17/2023 BY mark Total Acres: 1.79 Total Land Value: 89,473 Market: 0 Agricultural: 0 Common: 89,473 PRINTED 10/31/2025 BY SYS