COMM SE COR OF SW1/4, RUN W 50 F
W 100 FT, N 503.60 FT TO S R/W U
R/W 100 FT, S 492.75 FT TO POB.

VYP, LLC
794 SW MANDIBI DR
LAKE CITY, FL 32024

2026

36-3S-16-02619-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

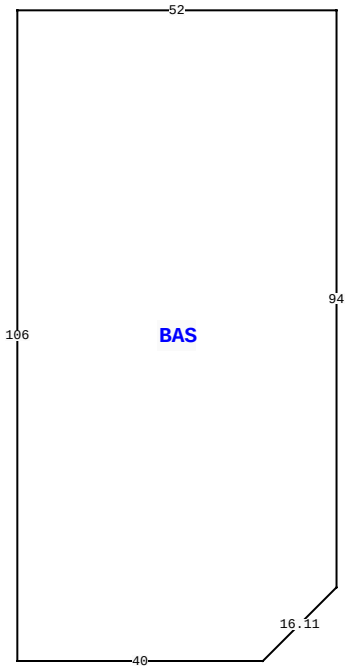
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,440	100		5,440	114,317
TOTALS	5,440			5,440	114,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3500	04	5,440	77.5646	48.87	265,853	1996	1996	0	0	15	42.00	43.00

1 STORE RETL 0% - 0 Heated Area: 5440 HX Base Yr



2240 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,317
TOTAL MARKET OB/XF VALUE	15,992
TOTAL LAND VALUE - MARKET	623,260
TOTAL MARKET VALUE	753,569
SOH/AGL Deduction	0
ASSESSED VALUE	753,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	753,569
TOTAL JUST VALUE	753,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	758,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050737	Roof Replacement	65,670	09/05/2024
11448	COMMERCIAL	650	07/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/0944	3/30/2012	WD	U	I	12	400,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JCP-VYP LLC						
1218/1083	7/13/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S106 E40 R12 U12 N94$.

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	0166	CONC,PAVMT	0	0	0	0	996.00	UT	2.00	2.00	100	1996	1996	3	100	1,992	
2	0260	PAVEMENT-A	0	0	0	0	15,000.00	UT	1.10	1.10	80	1996	1996	3	80	13,200	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 15,992

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	1100	C	STORE 1FLR	0		CI	100.00	375.00	40,100.00	SF		1.00	1.00	1.00	15.00	15.00	601,500							
2	1000	C	VACANT COMME	0		CI	100.00	0.00	7,250.00	SF		1.00	1.00	1.00	3.00	3.00	21,750							
3	9601	C	RETENTION AR	0			0.00	0.00	0.06	AC		1.00	1.00	1.00	175.00	175.00	10							

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.15 Total Land Value: 623,260 Market: 0 Agricultural: 0 Common: 623,260 PRINTED 11/18/2025 BY SYS