LOTS 2, 3, 4 & 5 BLOCK A WESTWOO SUBDIVISION.

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

2026

36-3S-16-02631-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

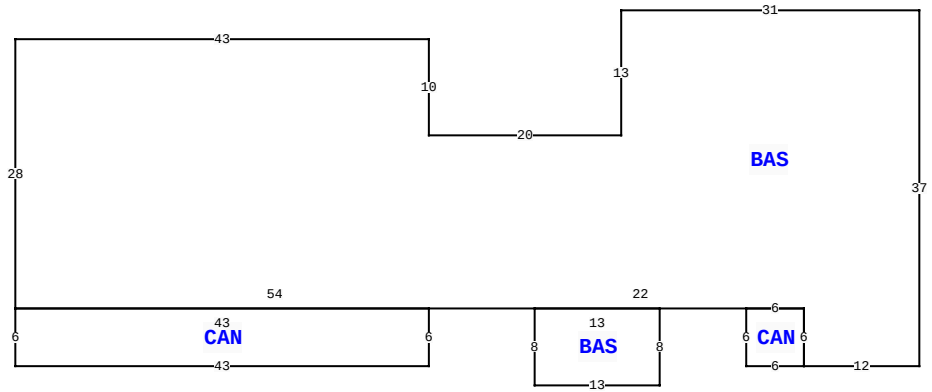
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	1,119
BAS	2,597	100		2,597	27,944
CAN	36	30		11	119
CAN	258	30		77	829
TOTALS	2,995			2,789	30,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	2,789	39.1248	21.52	60,019	1950	1950	0	0	0	50.00	50.00

1 STORE DISC 0% - 0 Heated Area: 2701 HX Base Yr



2196 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: 1	Tax Dist:
BUILDING MARKET VALUE	30,010
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,500
TOTAL MARKET VALUE	220,510
SOH/AGL Deduction	0
ASSESSED VALUE	220,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,510
TOTAL JUST VALUE	220,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23465	COMMERCIAL	175	08/05/2005
18577	PUMP/UTPOL	30	08/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0426	3/29/2014	WD	Q	I	01	180,000
GRANTOR: WILLIAM D EPPERSON						
GRANTEE: JCP-VYP LLC						
1072/0510	1/26/2006	QC	Q	I	06	100
GRANTOR: JUNE N EPPERSON						
GRANTEE: WILLIAM D EPPERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S13W20 N10 W43 S28 CAN= S6 E43 N6 W43$ E54 BAS= S8 E13 N8 W13$ E22 CAN= S6 E6 N6 W6$ E6 S6 E12 N37$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	200.00	100.00	25,400.00	SF		1.00	1.00	0.50	15.00	7.50	190,500							

REVIEW DATE 07/11/2023 BY KS Total Acres: 0.58 Total Land Value: 190,500 Market: 0 Agricultural: 0 Common: 190,500 PRINTED 11/14/2025 BY SYS