NE DIV: W1/2 OF LOT 18 CATHEYS S

448-715, 630-202, WD 935-177, WD

LG TRANSIT LLC
795 NW JAKE GLN
LAKE CITY, FL 32055

**2027**

**00-00-00-11228-000**

## BUILDING CHARACTERISTICS

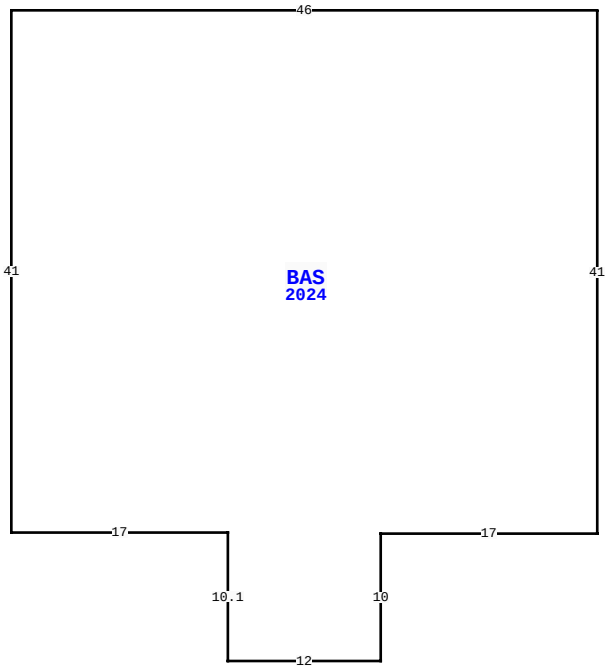
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 6 100 |
| Frame | 00 | N/A 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | N/A 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,004 | 100 | 2024 | 2,004 | 181,215 |
| TOTALS | 2,004 | | | 2,004 | 181,215 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 2,004 | 123.4296 | 91.34 | 183,045 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

1 OFFICE LOW 0% - 2024 Heated Area: 2004 HX Base Yr




943 N MARION AVE, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 181,215 |
| TOTAL MARKET OB/XF VALUE | 11,745 |
| TOTAL LAND VALUE - MARKET | 10,500 |
| TOTAL MARKET VALUE | 203,460 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 203,460 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 203,460 |
| TOTAL JUST VALUE | 203,460 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 203,460 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047911 | Signs - New or Ex | 40,000 | 08/17/2023 |
| 000046550 | New Commercial Co | 211,000 | 02/17/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1453/619 | 11/19/2021 | WD | Q | I | 01 | 50,000 |
| GRANTOR: BROWN NATHAN | | | | | | |
| GRANTEE: LG TRANSIT LLC | | | | | | |
| 0935/0177 | 9/11/2001 | WD | P | V | 99 | 16,000 |
| GRANTOR: J MCCRANIE | | | | | | |
| GRANTEE: NATHAN & DEBORAH BR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=101,13] S41 W17 S10 W12 N10.1 W17 N41 E46 $
.

## 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 | 3,915.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 11,745 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,745

| 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 | | *CG | 200.00 | 105.00 | 21,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 10,500 | | | | | | | |

REVIEW DATE 02/02/2024 BY Thomas Total Acres: 0.48 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/17/2026 BY SYS