N DIV: ALL BLOCK 68 EX BEG AT SE
RUN N 60 FT, W 105 FT, S 10 FT,
E 50 TO POB.

HIBER LLC
1000 SW LEGION DR
LAKE CITY, FL 32024

2027

00-00-00-11969-000

BUILDING CHARACTERISTICS

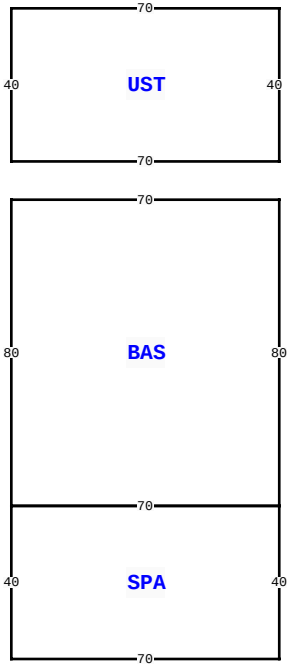
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	24	CORG METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,600	100		5,600	67,480
SPA	2,800	100		2,800	33,740
UST	2,800	50		1,400	16,870
TOTALS	11,200			9,800	118,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	9,800	63.4303	24.10	236,180	1985	1985	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 8400 HX Base Yr



175 NW WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	640	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	3,700.00	3,700.00	50	0	0	3	50	1,850	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,360	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	190,565
TOTAL MARKET OB/XF VALUE	4,250
TOTAL LAND VALUE - MARKET	40,375
TOTAL MARKET VALUE	235,190
SOH/AGL Deduction	0
ASSESSED VALUE	235,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,190
TOTAL JUST VALUE	235,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046397	Roof Replacement	33,103	01/30/2023
207	MAINT/ALTR	50	06/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0102	4/26/2007	WD	Q	I		259,500
GRANTOR: FOLTZ(D/B/A THREE BRO						
GRANTEE: HIBER LLC						
0552/0301	12/01/1984	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S80 SPA= S40 E70 N40 W70$ E70 N80$ PTR=N50 UST= W70 S40 E70 N40$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 4,250

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	1117	C	STORE/OFFICE	0		*C-CBD	0.00	0.00	38,500.00	SF		1.00	1.00	1.00	1.00	1.00	38,500							
2	1117	C	STORE/OFFICE	0		*C-CBD	50.00	50.00	2,500.00	SF		1.00	1.00	1.00	0.75	0.75	1,875							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.94 Total Land Value: 40,375 Market: 0 Agricultural: 0 Common: 40,375 PRINTED 11/16/2026 BY SYS

N DIV: ALL BLOCK 68 EX BEG AT SE
RUN N 60 FT, W 105 FT, S 10 FT,
E 50 TO POB.

HIBER LLC
1000 SW LEGION DR
LAKE CITY, FL 32024

2027

00-00-00-11969-000

BUILDING CHARACTERISTICS

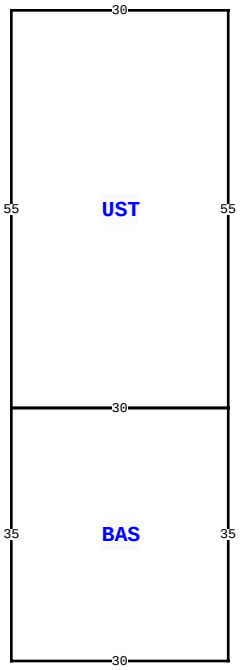
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	32,277
UST	1,650	40		660	20,289
TOTALS	2,700			1,710	52,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,710	83.0844	61.48	105,131	1955	1955	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1050 HX Base Yr



175 NW WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	190,565
TOTAL MARKET OB/XF VALUE	4,250
TOTAL LAND VALUE - MARKET	40,375
TOTAL MARKET VALUE	235,190
SOH/AGL Deduction	0
ASSESSED VALUE	235,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,190
TOTAL JUST VALUE	235,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0102	4/26/2007	WD	Q	I		259,500
GRANTOR: FOLTZ(D/B/A THREE BRO						
GRANTEE: HIBER LLC						
0552/0301	12/01/1984	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W30 S55 BAS= S35 E30 N35 W30$ E30 N55$.

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

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.94 Total Land Value: 40,375 Market: 0 Agricultural: 0 Common: 40,375 PRINTED 11/16/2026 BY SYS

N DIV: ALL BLOCK 68 EX BEG AT SE
RUN N 60 FT, W 105 FT, S 10 FT,
E 50 TO POB.

HIBER LLC
1000 SW LEGION DR
LAKE CITY, FL 32024

2027

00-00-00-11969-000

BUILDING CHARACTERISTICS

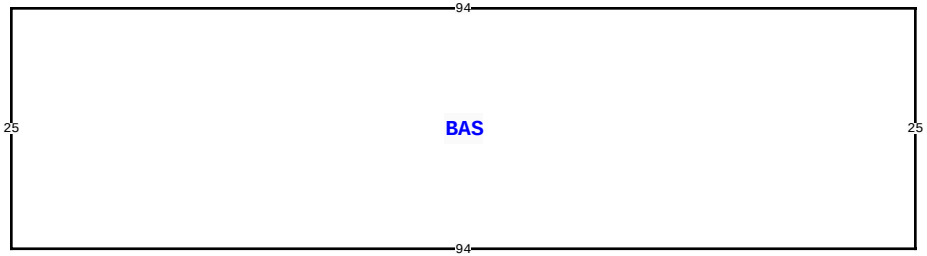
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100		2,350	19,909
TOTALS	2,350			2,350	19,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3500	04	2,350	44.1252	28.24	66,364	1910	1910	0	0	20	50.00	30.00

3 STORE RETL 0% - 0 Heated Area: 2350 HX Base Yr



175 NW WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,190
TOTAL JUST VALUE	235,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: FOLTZ(D/B/A THREE BRO						
GRANTEE: HIBER LLC						
0552/0301	12/01/1984	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W94 S25 E94 N25$.

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

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.94 Total Land Value: 40,375 Market: 0 Agricultural: 0 Common: 40,375 PRINTED 11/16/2026 BY SYS