N DIV: BEG SE COR OF BLOCK 76, R
N 65 FT, E 105 FT, S 65 FT TO PO
ALSO BEG 64.5 FT N OF SW COR OF

SHIFTFORWARD, INC
484 N MARION AVE, STE 101
LAKE CITY, FL 32055

2027

00-00-00-12000-000

BUILDING CHARACTERISTICS

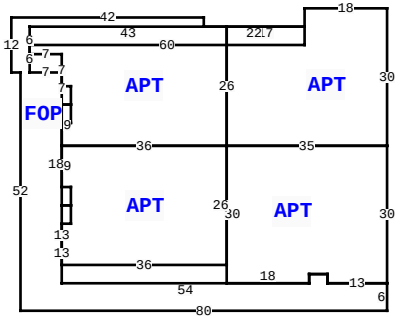
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		34 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Quality	05	05
DOR CODE	1703	OFFICE/MULTI FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

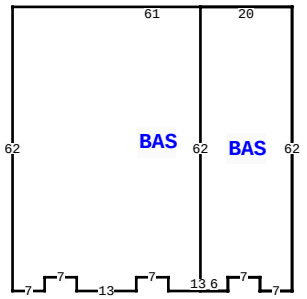
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	928	100		928	28,725
APT	970	100		970	30,025
APT	982	100		982	30,397
APT	1,042	100		1,042	32,254
BAS	1,219	100		1,219	37,733
BAS	3,719	100		3,719	115,118
FOP	1,282	30		385	11,918
TOTALS	10,142			9,245	286,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	9,245	99.5940	73.70	681,356	2008	2008	40	0	0	18.00	42.00

2 OFFICE LOW 0% - 2026 Heated Area: 8860 HX Base Yr





484 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0090	ELEV.FGHT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	25,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		286,170
TOTAL MARKET OB/XF VALUE		25,000
TOTAL LAND VALUE - MARKET		23,960
TOTAL MARKET VALUE		335,130
SOH/AGL Deduction		0
ASSESSED VALUE		335,130
TOTAL EXEMPTION VALUE	10	335,130
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		335,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
365	MULTIFAM	109	10/11/2007
365	MULTIFAM	0	10/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2238	12/18/2025	QC	U	I	11	0
GRANTOR: CRAWFORD FAMILY FOUND						
GRANTEE: SHIFTFORWARD, INC						
1286/1276	12/12/2014	WD	Q	I	01	162,500
GRANTOR: COLUMBIA BANK						
GRANTEE: CRAWFORD FAMILY FOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S62 E6 N3 E7 S3 E7 N62$ BAS= W61 S62 E7 N3 E7 S3 E13 N3 E7 S3 E13 N3 E7 S3 E7 N62$ PTR= N20 APT= N30 APT= N30 W18 S4 W17 APT= W43 S6 E7S7 E2 S4 W2 S9 APT= S9 E2 S4 W2 S13 E36 N26 W36$ E36 N26$ S26 E35$ W35 S30 E18 N2 E4 S2 E13$ FOP= W13 N2 W4 S2 W54 N13 E2 N4 W2 N18 E2 N4 W2 N7 W7 N6 E60 N4 W22 N2 W42 S12E2 S52 E80 N6$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 25,000

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	1800	C	MULTISTORY	0		*C-CBD	0.00	0.00	9,583.89	SF		1.00	1.00	1.00	2.50	2.50	23,960							

REVIEW DATE 04/11/2016 BY ME Total Acres: 0.22 Total Land Value: 23,960 Market: 0 Agricultural: 0 Common: 23,960 PRINTED 11/17/2026 BY SYS