

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

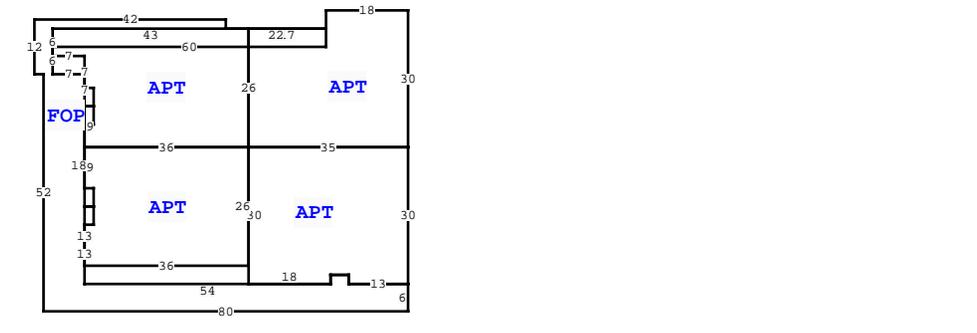
2026

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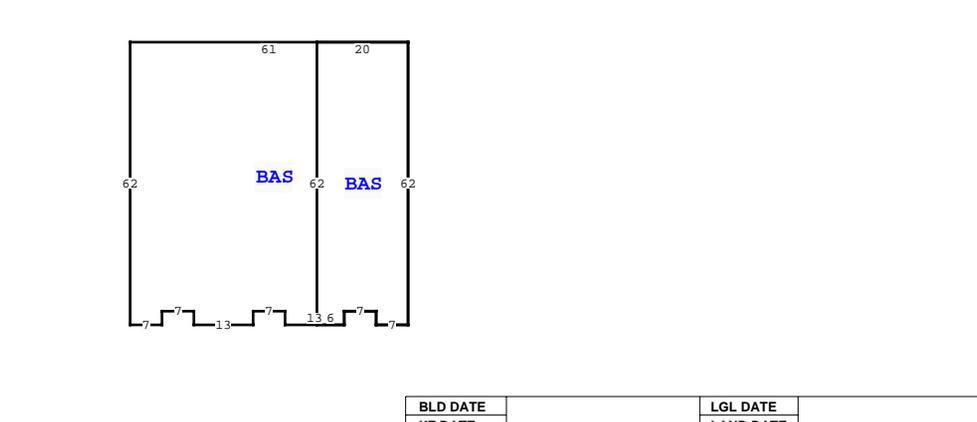


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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

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	75.69	699,754	2008	2008	40	0	18.00	42.00		



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	29,501
APT	970	100		970	30,836
APT	982	100		982	31,218
APT	1,042	100		1,042	33,125
BAS	1,219	100		1,219	38,752
BAS	3,719	100		3,719	118,226
FOP	1,282	30		385	12,239
TOTALS	10,142			9,245	293,897



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		293,897	
TOTAL MARKET OB/XF VALUE		25,000	
TOTAL LAND VALUE - MARKET		21,564	
TOTAL MARKET VALUE		340,461	
SOH/AGL Deduction		0	
ASSESSED VALUE		340,461	
TOTAL EXEMPTION VALUE	10	340,461	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		340,461	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		346,361	

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

EXTRA FEATURES																
L N	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	

TOTAL OB/XF														25,000	
484 N MARION AVE, LAKE CITY															

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.25	2.25	21,564								