

W DIV: LOTS 1, 2, 8 & 9
 BLOCK 1 PINEDALE S/D & 100 FT
 E & W BY 200 FT N & S IN SE

COLUMBIA REAL LLC
 231 NW BURK AVE, SUITE 107
 LAKE CITY, FL 32055

2026

00-00-00-12398-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	07	CORK/VTILE 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		13 100	
Frame	03	MASONRY 100	
Story Height		14 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	7,725	100	
CAN	940	30	
FST	1,275	50	
RSG	2,250	125	
TOTALS	12,190		
			11,457 342,794

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 0									Heated Area: 9975 HX Base Yr	
BLD DATE												LGL DATE	04/09/2024
XF DATE												LAND DATE	MLU
INC DATE												AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			342,794
TOTAL MARKET OB/XF VALUE			12,055
TOTAL LAND VALUE - MARKET			209,664
TOTAL MARKET VALUE			564,513
SOH/AGL Deduction			0
ASSESSED VALUE			564,513
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			564,513
TOTAL JUST VALUE			564,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			577,874
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045515	Electrical Servic	10,000	09/21/2022
1888	REMODEL	150	08/25/2000
1855	REMODEL	5	07/05/2000
968	COMMERCIAL	40	06/10/1997
927	REMODEL	100	03/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1605	2/29/2016	WD	Q	I	05	900,000
GRANTOR: MARIAN S HUDSON TRSTE						
GRANTEE: COLUMBIA REAL LLC						
1234/1007	4/26/2012	TR	U	I	11	0
GRANTOR: MARIAN S HUDSON TRUST						
GRANTEE: MARIAN S HUDSON TRS						

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	0166	CONC, PAVMT	0	0	0	0	205.00	UT	1.50	1.50	100	1997	1997	3	100	308	
2	0260	PAVEMENT-A	0	0	0	0	15,898.00	UT	0.72	0.72	100	1997	1997	3	100	11,447	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W103 S75 E103 N75 \$	
RSG=[ORIG=-103,0] W30 S75 E30 N75 \$	
FST=[ORIG=0,75] E17 N75 W17 S75 \$	
CAN=[ORIG=-133,75] S6 E154 N10 W4 S4 W150 \$	

LAND DESCRIPTION														TOTAL OB/XF										
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	1100	C	STORE 1FLR	0		*CG	182.00	160.00	29,120.00	SF		1.00	1.00	1.20	6.00	7.20	209,664							