C DIV: BEG 137.78 FT E OF SW COR FT, E 6 FT, N 12 FT, W 6 FT, N 2 80.10 FT TO CIRCLE DR, SE ALONG

SB HOLDINGS OF NORTH FLORIDA, LLC
5512 GARCON BLVD
PENSOCALA, FL 32507

2027

00-00-00-12666-000

BUILDING CHARACTERISTICS

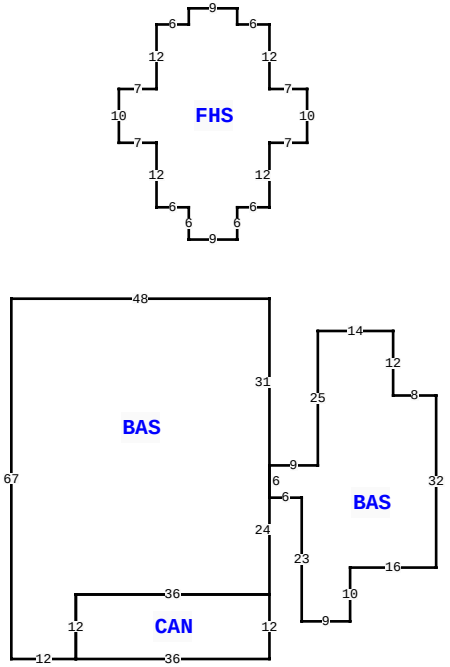
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		12 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,055	100		1,055	75,775
BAS	2,784	100		2,784	199,959
CAN	432	30		130	9,338
FHS	935	30		280	20,111
TOTALS	5,206			4,249	305,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,249	98.0354	72.55	308,265	1910	2025	0	0	0	1.00	99.00

1 OFFICE LOW 0% - 2023 Heated Area: 4774 HX Base Yr



934 NE LAKE DESOTO CIR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	305,182
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	61,425
TOTAL MARKET VALUE	367,107
SOH/AGL Deduction	0
ASSESSED VALUE	367,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,107
TOTAL JUST VALUE	367,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045654	Remodel	65,000	10/10/2022
000044596	Remodel	8,700	06/03/2022
000044513	Roof Replacement	17,500	05/23/2022
2326	ADDN COMM	25	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2706	8/05/2026	WD	U	I	11	100
GRANTOR: LUNDE BLAKE N II						
GRANTEE: SB HOLDINGS OF NORT						
1463/2550	4/08/2022	WD	U	I	30	295,000
GRANTOR: RFJ PROPERTIES INC						
GRANTEE: LUNDE BLAKE N II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N31 W48 S67 E12 N12 E36 N24 $
BAS=[ORIG=0,0] S6 E6 S23 E9 N10 E16 N32 W8 N12 W14 S25 W9 $
FHS=[ORIG=0,-70] N12 W6 N3 W9 S3 W6 S12 W7 S10 E7 S12 E6 S6 E9 N6 E6 N12 E7 N10 W7 $
CAN=[ORIG=-36,36] E36 N12 W36 S12 $
PTR=[ORIG=0,0] N70 S70 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1900	C	PROF BLDG	0		00	110.00	90.00	8,775.00	SF		1.00	1.00	1.00	7.00	7.00	61,425							

REVIEW DATE 01/22/2026 BY mark Total Acres: 0.20 Total Land Value: 61,425 Market: 0 Agricultural: 0 Common: 61,425 PRINTED 11/16/2026 BY SYS