C DIV: BEG NE COR, RUN S 45.6 FT FT, W 147.28 FT, N 63.61 FT TO N E 207.28 FT TO POB. (BLOCK 27).

SPMV PROPERTIES LLC
161 SW FAITH RD
LAKE CITY, FL 32025

**2026**

**00-00-00-12710-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 1001 | MISC COMMERCIAL | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 10,765 |
| TOTAL LAND VALUE - MARKET | 84,728 |
| TOTAL MARKET VALUE | 95,493 |
| SOH/AGL Deduction | 33,722 |
| ASSESSED VALUE | 61,771 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,771 |
| TOTAL JUST VALUE | 95,493 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 56,155 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/1516 | 5/22/2023 | WD | U | I | 11 | 100 |
| GRANTOR: VANN MARC | | | | | | |
| GRANTEE: SPMV PROPERTIES LLC | | | | | | |
| 1357/0581 | 3/29/2018 | WD | Q | I | 05 | 950,000 |
| GRANTOR: SBT GROUP OF LAKE CIT | | | | | | |
| GRANTEE: MARC & PAUL VANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 207 | 54 | 11,961.00 | UT | 0.90 | 0.90 | 100 | 0 | 0 | 3 | 100 | 10,765 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,765

| 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 | 2800 | C | PARKNG LOT | 0 | | *C-CBD | 207.00 | 58.00 | 12,104.00 | SF | | 1.00 | 1.00 | 1.00 | 7.00 | 7.00 | 84,728 | | | | | | | |

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.28 Total Land Value: 84,728 Market: 0 Agricultural: 0 Common: 84,728 PRINTED 06/23/2026 BY SYS