COMM AT SE COR OF NW1/4 OF NW 1/
FOR POB, NW ALONG N R/W OF BASCO
51.63 FT, NE 113.41 FT, CONT NE

MRS-JRS, LLC
3101 W US HWY 90, SUITE 201
LAKE CITY, FL 32055

2026

01-4S-16-02646-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	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

601 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	481,335
TOTAL MARKET VALUE	483,735
SOH/AGL Deduction	57,520
ASSESSED VALUE	426,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,215
TOTAL JUST VALUE	483,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/2613	12/14/2006	WD	Q	V		630,000

GRANTOR: REDBUD ENTERPRISES IN

GRANTEE: MRS-JRS, LLC

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	1000	C	VACANT COMME	0		CI	0.00	0.00	96,267.00	SF		1.00	1.00	1.00	5.00	5.00	481,335							

REVIEW DATE 08/21/2023 BY KS Total Acres: 2.21 Total Land Value: 481,335 Market: 0 Agricultural: 0 Common: 481,335 PRINTED 06/22/2026 BY SYS