COMM NW COR OF SE1/4 OF NW1/4,
RUN S 326.6 FT TO S R/W OF
SR-247, N 41 DEG E ALONG R/W

**PROBUILT LLC**
792 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

**2027**

**01-4S-16-02660-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 1700 | OFFICE BLD 1STY |

MAP NUM | MKT AREA 06

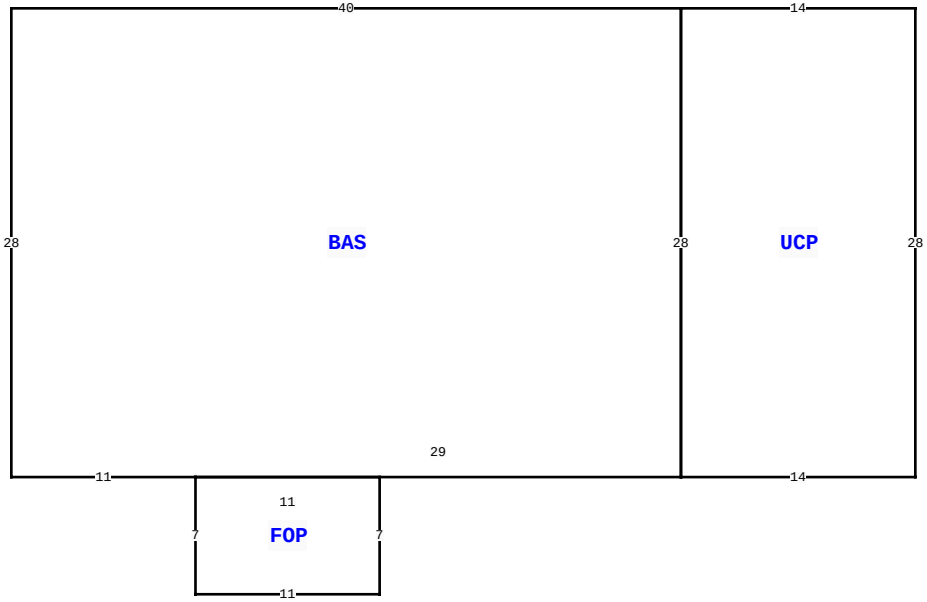
NEIGHBORHOOD/LOC 1416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,120 | 100 | | 1,120 | 68,221 |
| FOP | 77 | 30 | | 23 | 1,401 |
| UCP | 392 | 20 | | 78 | 4,751 |
| TOTALS | 1,589 | | | 1,221 | 74,373 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,221 | 85.1904 | 93.71 | 114,420 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr




792 SW BASCOM NORRIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 74,373 |
| TOTAL MARKET OB/XF VALUE | 800 |
| TOTAL LAND VALUE - MARKET | 462,825 |
| TOTAL MARKET VALUE | 537,998 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 537,998 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 537,998 |
| TOTAL JUST VALUE | 537,998 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 539,347 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055602 | Signs - New or Ex | 25,000 | 05/05/2026 |
| 000055106 | Right-of-Way Acce | | 02/24/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1295/2542 | 6/08/2015 | WD | U | I | 30 | 600,000 |
| GRANTOR: RIMROCK DEVELOPMENT L | | | | | | |
| GRANTEE: PROBUILT LLC | | | | | | |
| 1054/2326 | 8/11/2005 | WD | Q | I | | 650,000 |
| GRANTOR: ANNE L GOODSON | | | | | | |
| GRANTEE: RIMROCK DEVELOPMENT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S28 E11 FOP= S7 E11N7 W11$ E29 UCP= E14 N28 W14 S28$ N28$.

## LAND DESCRIPTION

TOTAL OB/XF 800

| 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 | 1700 | C | 1STORY OFF | 0 | | CI | 0.00 | 0.00 | 43,560.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 217,800 | | | | | | | |
| 2 | 1000 | C | VACANT COMME | 0 | | | 0.00 | 0.00 | 130,680.00 | SF | | 1.00 | 1.00 | 0.75 | 2.50 | 1.88 | 245,025 | | | | | | | |

REVIEW DATE 08/25/2023 BY JB Total Acres: 4.00 Total Land Value: 462,825 Market: 0 Agricultural: 0 Common: 462,825 PRINTED 11/16/2026 BY SYS