COMM NE COR OF NW1/4, S 219.15 F
SR-247 FOR POB, CONT S 343.57 FT
230.92 FT TO SE'LY R/W SR-247, N

D & S CONCEPTS GROUP 347 FL LLC
347 SW STATE ROAD 247
LAKE CITY, FL 32025

2027

01-4S-16-02665-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC 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

281 SW STATE ROAD 247 , LAKE CITY

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	8,508
TOTAL LAND VALUE - MARKET	91,476
TOTAL MARKET VALUE	99,984
SOH/AGL Deduction	0
ASSESSED VALUE	99,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,984
TOTAL JUST VALUE	99,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-345	COMMERCIAL	0	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/525	5/27/2026	WD	U	I	35	850,000
GRANTOR: LAKE CITY BOWL, LLC						
GRANTEE: D & S CONCEPTS GROU						
1504/424	12/07/2023	WD	Q	I	01	166,000
GRANTOR: M2M ENTERPRISES, LLC						
GRANTEE: LAKE CITY BOWL, LLC						

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	0081	DECKING WI	0	0	8	11	88.00	UT	7.00	7.00	100	2018	2018	3	100	616	
2	0166	CONC,PAVMT	0	0	0	0	446.00	UT	2.00	2.00	100	2018	2018	3	100	892	
3	0140	CLFENCE 6	0	0	0	0	400.00	UT	7.50	7.50	100	2018	2018	3	100	3,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 8,508

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	1001	C	MISC COMMERC	0		*CI	0.00	0.00	30,492.00	SF		1.00	1.00	0.75	4.00	3.00	91,476							

REVIEW DATE 09/30/2026 BY TP Total Acres: 0.70 Total Land Value: 91,476 Market: 0 Agricultural: 0 Common: 91,476 PRINTED 11/17/2026 BY SYS