

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

2026

01-4S-16-02665-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 152,460 TOTAL MARKET VALUE 160,968 SOH/AGL Deduction 17,444 ASSESSED VALUE 143,524 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 143,524 TOTAL JUST VALUE 160,968 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 130,476											
DOR CODE 1001 MISC COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED 18-345 COMMERCIAL 0 06/21/2018											
MAP NUM MKT AREA 06																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1569/525 5/27/2026 WD Q I 05 850,000 GRANTOR: LAKE CITY BOWL, LLC 1504/424 12/07/2023 WD Q I 01 166,000 GRANTOR: M2M ENTERPRISES, LLC GRANTOR: D & S CONCEPTS GROU GRANTOR: LAKE CITY BOWL, LLC											
NEIGHBORHOOD/LOC 1416.00 1.00/																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU											
TOTALS										281 SW STATE ROAD 247 , LAKE CITY										BUILDING NOTES BUILDING DIMENSIONS											
EXTRA FEATURES																															
L N	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															
																				TOTAL OB/XF 8,508											
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	5.00	5.00	152,460														
REVIEW DATE 12/20/2023 BY ME Total Acres: 0.70 Total Land Value: 152,460 Market: 0 Agricultural: 0 Common: 152,460 PRINTED 06/22/2026 BY SYS																															