COMM INTERS E LINE OF NW1/4 & S
SW ALONG R/W 254.39 FT FOR POB,
SE 389.78 FT, N 236.34 FT, NW 23

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

2027

01-4S-16-02665-002

BUILDING CHARACTERISTICS

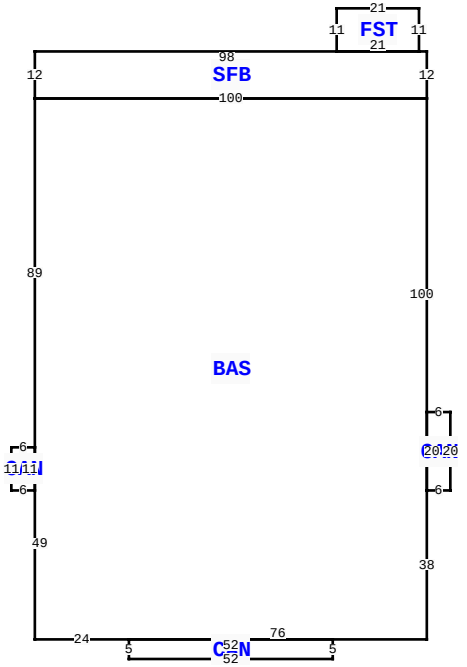
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	05	STEEL 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3400	BOWL,RINKS,POOL
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	13,800	100		13,800	426,351
CAN	66	30		20	618
CAN	120	30		36	1,112
CAN	260	30		78	2,410
FST	231	50		116	3,584
SFB	1,200	80		960	29,659
TOTALS	15,677			15,010	463,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3400	04	15,010	92.2276	61.79	927,468	1987	1987	0	0	0	50.00	50.00

1 BOWLING LN 0% - 0 Heated Area: 15000 HX Base Yr



347 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	610	
3	0260	PAVEMENT-A	0	0	0	0	20,000.00	UT	1.10	1.10	60	2003	2003	3	60	13,200	
4	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	463,734
TOTAL MARKET OB/XF VALUE	15,110
TOTAL LAND VALUE - MARKET	181,210
TOTAL MARKET VALUE	660,054
SOH/AGL Deduction	0
ASSESSED VALUE	660,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,054
TOTAL JUST VALUE	660,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	761,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1159/1248	9/30/2008	WD	Q	I	03	30,900
GRANTOR: BRIAN MEEK						
GRANTEE: LAKE CITY BOWL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB= W2 FST= N11 W21 S11 E21$ W98 S12 E100 BAS= W100 S89 CAN= W6 S11 E6N11$ S49 E24 CAN= S5 E52 N5 W52$ E76 N38 CAN= E6 N20 W6 S20$ N100$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 15,110

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	3400	C	BOWLING LN	0		CG	0.00	0.00	56,628.00	SF		1.00	0.80	0.80	4.00	3.20	181,210							

REVIEW DATE 09/30/2026 BY TP Total Acres: 1.30 Total Land Value: 181,210 Market: 0 Agricultural: 0 Common: 181,210 PRINTED 11/16/2026 BY SYS