COMM NE COR OF NW1/4, RUN S
219.15 FT TO SE R/W SR-247,
CONT S 850.02 FT FOR POB,

JAY CHEHAR LLC
540 NW SAVANNAH CIR
LAKE CITY, FL 32055

**2027**

**01-4S-16-02665-005**

## BUILDING CHARACTERISTICS

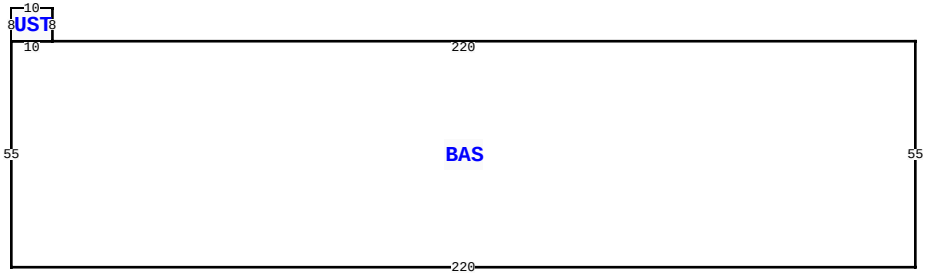
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 20 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 20 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 10 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| 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 | 12,100 | 100 | | 12,100 | 885,324 |
| UST | 80 | 40 | | 32 | 2,342 |
| TOTALS | 12,180 | | | 12,132 | 887,666 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3800 | 04 | 12,132 | 138.9704 | 90.33 | 1,095,884 | 2007 | 2007 | 0 | 0 | 0 | 19.00 | 81.00 |

2 SHOP NBHD 0% - 0 Heated Area: 12100 HX Base Yr




419 SW STATE ROAD 247 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 1,324,021 |
| TOTAL MARKET OB/XF VALUE | 112,118 |
| TOTAL LAND VALUE - MARKET | 265,625 |
| TOTAL MARKET VALUE | 1,701,764 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,701,764 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,701,764 |
| TOTAL JUST VALUE | 1,701,764 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,701,764 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14-0091 | REMODEL | 75 | 03/14/2014 |
| 13-0247 | REMODEL | 75 | 06/11/2013 |
| 2180 | REMODEL | 165 | 06/15/2011 |
| 3891 | COMMERCIAL | 1,625 | 07/29/2008 |
| 282 | MAINT/ALTR | 50 | 08/21/2007 |
| 264 | MAINT/ALTR | 200 | 07/27/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1363/0330 | 6/22/2018 | WD | Q | I | 01 | 2,700,000 |
| GRANTOR: WESTFIELD GROUP INC | | | | | | |
| GRANTEE: JAY CHEHAR LLC | | | | | | |
| 0843/0244 | 7/30/1997 | WD | Q | V | | 123,100 |
| GRANTOR: MACKEY AS TRUSTEE | | | | | | |
| GRANTEE: WESTFIELD GRP INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[ORIG=0,0] W220 S55 E220 N55 $
UST=[ORIG=-220,0] N8 E10 S8 W10 $
.

## 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 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 2,200 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 32,108.00 | UT | 1.60 | 1.60 | 100 | 2007 | 2007 | 3 | 100 | 51,373 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,680.00 | UT | 2.25 | 2.25 | 100 | 2007 | 2007 | 3 | 100 | 6,030 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 200.00 | UT | 11.00 | 11.00 | 100 | 2007 | 2007 | 3 | 100 | 2,200 | |
| 5 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 6.00 | UT | 1,800.00 | 1,800.00 | 100 | 2008 | 2008 | 3 | 100 | 10,800 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,100.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 2,475 | |
| 7 | 0164 | CONC BIN | 0 | 0 | 20 | 10 | 200.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 2,200 | |
| 8 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 21,775.00 | UT | 1.60 | 1.60 | 100 | 2009 | 2009 | 3 | 100 | 34,840 | |

## LAND DESCRIPTION

TOTAL OB/XF 112,118

| 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 | 1610 | C | SH CTR NHD | 0 | | CG | 0.00 | 0.00 | 4.82 | AC | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 265,100 | | | | | | | |
| 2 | 9600 | C | WASTELAND | 0 | | | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 525 | | | | | | | |

REVIEW DATE 04/25/2024 BY TP Total Acres: 7.82 Total Land Value: 265,625 Market: 0 Agricultural: 0 Common: 265,625 PRINTED 11/16/2026 BY SYS

COMM NE COR OF NW1/4, RUN S
219.15 FT TO SE R/W SR-247,
CONT S 850.02 FT FOR POB,

JAY CHEHAR LLC
540 NW SAVANNAH CIR
LAKE CITY, FL 32055

**2027**

**01-4S-16-02665-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 10 | STEEL FRME 100 |
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| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 20 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 5 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |

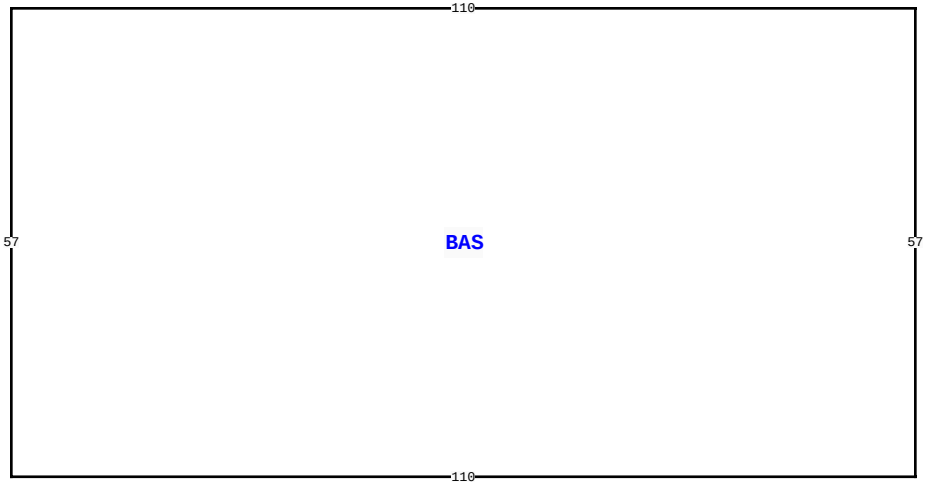
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 6,270 | 100 | | 6,270 | 436,355 |
| TOTALS | 6,270 | | | 6,270 | 436,355 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3800 | 04 | 6,270 | 127.4630 | 82.85 | 519,470 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

3 SHOP NBHD 0% - 0 Heated Area: 6270 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

419 SW STATE ROAD 247 , LAKE CITY

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

### VALUATION SUMMARY

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|---|---|
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| TOTAL MARKET VALUE | 1,701,764 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,701,764 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,701,764 |
| TOTAL JUST VALUE | 1,701,764 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,701,764 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 119 | REMODEL | 225 | 07/10/2007 |
| 225 | REMODEL | 50 | 06/28/2007 |
| 3893 | COMMERCIAL | 3,121 | 08/30/2006 |
| 3893 | COMMERCIAL | 50 | 08/30/2006 |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: WESTFIELD GROUP INC | | | | | | |
| GRANTEE: JAY CHEHAR LLC | | | | | | |
| 0843/0244 | 7/30/1997 | WD | Q | V | | 123,100 |
| GRANTOR: MACKEY AS TRUSTEE | | | | | | |
| GRANTEE: WESTFIELD GRP INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W110 S57 E110 N57$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/25/2024 BY TP Total Acres: 7.82 Total Land Value: 265,625 Market: 0 Agricultural: 0 Common: 265,625 PRINTED 11/16/2026 BY SYS