

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

2026

01-4S-16-02665-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	50
Interior Floor	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
BAS	12,100	100	
UST	80	40	
TOTALS	12,180		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	SHOP NBHD	0%	- 0																					
Heated Area: 12100					HX Base Yr																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/14/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
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			1,683,155

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: MACKAY AS TRUSTEE						
GRANTEE: WESTFIELD GRP INC						

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	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			
TOTALS													12,180						

BUILDING NOTES	

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

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	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								

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Ceiling	01	FIN.SUSPD	100
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
BAS	6,270	100	
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													
3	SHOP NBHD	0%	0																					
				Heated Area: 6270																				
					HX Base Yr																			
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TOTAL JUST VALUE	1,701,764		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,683,155		

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

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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
419 SW STATE ROAD 247 , LAKE CITY																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W110 S57 E110 N57\$.

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	