COMM NW COR OF SE1/4 OF NW1/4, R
SOUTH R/W SR 247, N 41 DEG E 480
514.56 FT TO POB, N 41 DEG E 210

THE OTIS GROUP LLC
P O BOX 3398
LAKE CITY, FL 32056

2027

01-4S-16-02666-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04

DOR CODE 2525 BEAUTY PARLOR

MAP NUM | MKT AREA 06

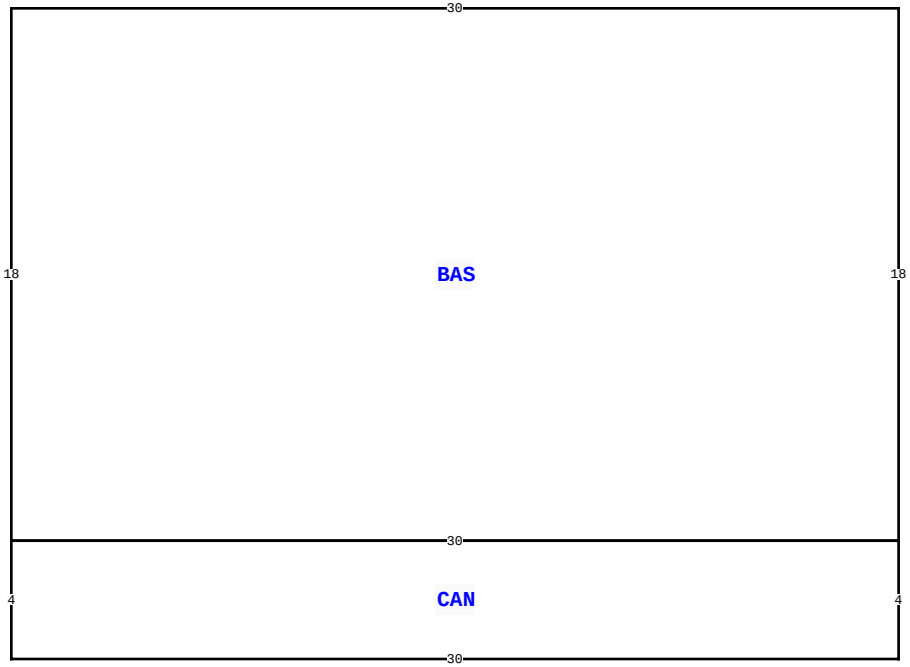
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	14,035
CAN	120	30		36	936
TOTALS	660			576	14,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	576	81.2264	51.98	29,940	1976	1976	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 540 HX Base Yr



713 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0296	SHED METAL	0	0	8	8	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,928
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	106,722
TOTAL MARKET VALUE	136,150
SOH/AGL Deduction	0
ASSESSED VALUE	136,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,150
TOTAL JUST VALUE	136,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12320	PUMP/UTPOL	30	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/2642	10/02/2018	WD	Q	I	01	160,000
GRANTOR: MELINA M MOORE WESTER						
GRANTEE: THE OTIS GROUP LLC						
1337/2753	5/30/2017	PR	U	I	11	100
GRANTOR: MELINA M M WESTERFIEL						
GRANTEE: MELINA WESTERFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 CAN= S4 E30 N4 W30$E30 N18$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	2525	C	BEAUTYPRLR	0		A-1	0.00	0.00	42,689.00	SF		1.00	1.00	1.00	2.50	2.50	106,722							

REVIEW DATE 08/21/2023 BY KS Total Acres: 0.98 Total Land Value: 106,722 Market: 0 Agricultural: 0 Common: 106,722 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SE1/4 OF NW1/4, R
SOUTH R/W SR 247, N 41 DEG E 480
514.56 FT TO POB, N 41 DEG E 210

THE OTIS GROUP LLC
P O BOX 3398
LAKE CITY, FL 32056

2027

01-4S-16-02666-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	2525	BEAUTY PARLOR

MAP NUM | MKT AREA 06

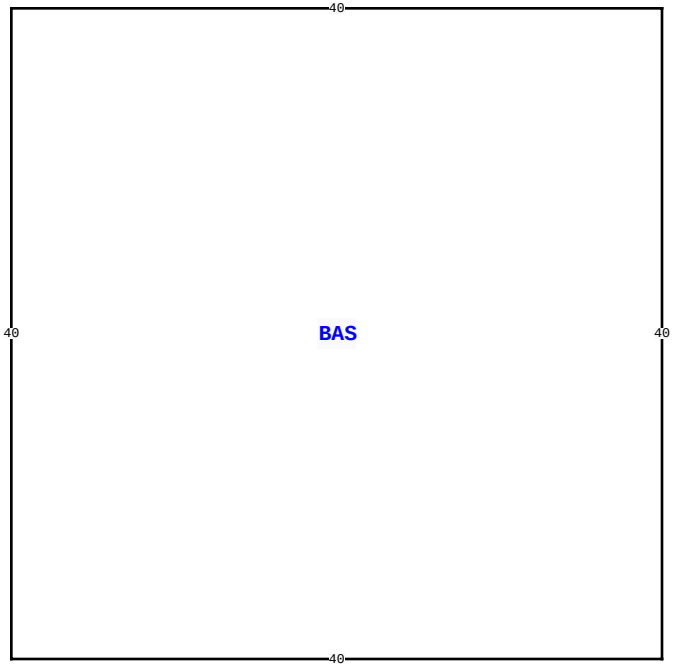
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	13,958
TOTALS	1,600			1,600	13,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	1,600	38.2500	14.54	23,264	1984	1984	0	0	0	40.00	60.00

2 PREF M B A 0% - 0 Heated Area: 1600 HX Base Yr



713 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	136,150
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ASSESSED VALUE	136,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,150
TOTAL JUST VALUE	136,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/2642	10/02/2018	WD	Q	I	01	160,000
GRANTOR: MELINA M MOORE WESTER						
GRANTEE: THE OTIS GROUP LLC						
1337/2753	5/30/2017	PR	U	I	11	100
GRANTOR: MELINA M M WESTERFIEL						
GRANTEE: MELINA WESTERFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S40 E40 N40$.

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

REVIEW DATE 08/21/2023 BY KS Total Acres: 0.98 Total Land Value: 106,722 Market: 0 Agricultural: 0 Common: 106,722 PRINTED 11/16/2026 BY SYS