

BEG SE COR OF SE1/4 OF NE1/4, N
 POB, W 383.01 FT, NW 100 FT TO E
 ALONG R/W 200 FT, SE 100 FT, NE

WGLB, LLC
 723 SW SISTERS WELCOME RD
 LAKE CITY, FL 32025

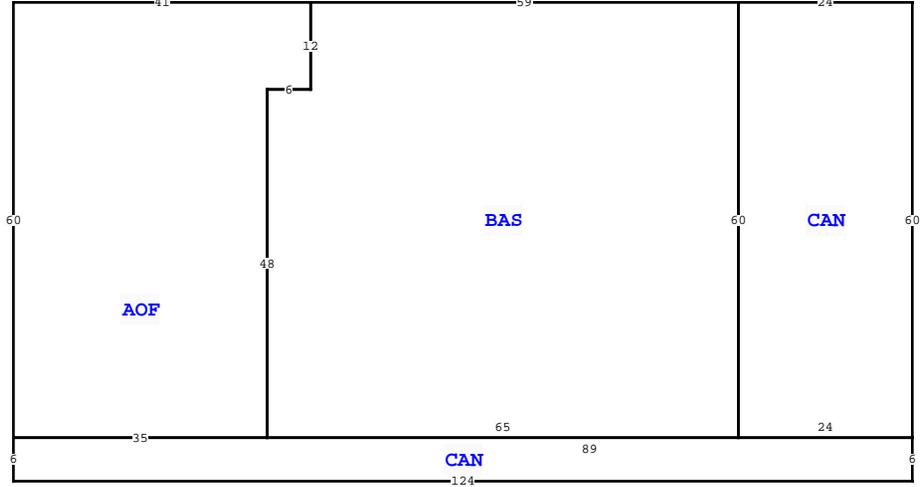
2026

01-4S-16-02675-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		7 100	
Frame	05	STEEL 100	
Story Height		14 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	02	02 100	
Quality	04	04	
DOR CODE	4800	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	2,172	150	
BAS	3,828	100	
CAN	744	30	
CAN	1,440	30	
TOTALS	8,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 0								
Heated Area: 6000			HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		147,745	
TOTAL MARKET OB/XF VALUE		95,343	
TOTAL LAND VALUE - MARKET		81,570	
TOTAL MARKET VALUE		324,658	
SOH/AGL Deduction		0	
ASSESSED VALUE		324,658	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		324,658	
TOTAL JUST VALUE		324,658	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
708	COMMERCIAL	450	04/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1352	2/23/2026	WD	U	I	11	100
GRANTOR: GRAHAM WALTER I						
GRANTEE: WGLB, LLC						
0544/0126	8/01/1984	WD	Q	V	01	15,000
GRANTOR:						
GRANTEE:						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	0	12	124	UT	1.50	1.50	100	1996	1996	3	100	2,232	
3	0260	PAVEMENT-A	0	0	0	12,548.00	UT	0.90	0.90	100	1996	1996	3	100	11,293	
4	0140	CLFENCE 6	0	0	10	27	UT	3.80	3.80	100	1996	1996	3	100	1,026	
5	0040	BARN, POLE	0	0	46	146	UT	80,592.00	80,592.00	100	2024	2023		100	80,592	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W59 AOF= W41 S60 E35 N48 E6 N12 S12 W6 S48 CAN= W35 S6 E124 N6 W89 S E65 CAN= E24 N60 W24 S60 S N60 S.	

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	4800	C	WAREHOUSE	0		00	0.00	0.00	36,154.00	SF		1.00	1.00	1.00	2.25	2.25	81,346							
2	9601	C	RETENTION AR	0		00	0.00	0.00	1.28	AC		1.00	1.00	1.00	175.00	175.00	224							