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

2027

01-4S-16-02675-000

BUILDING CHARACTERISTICS

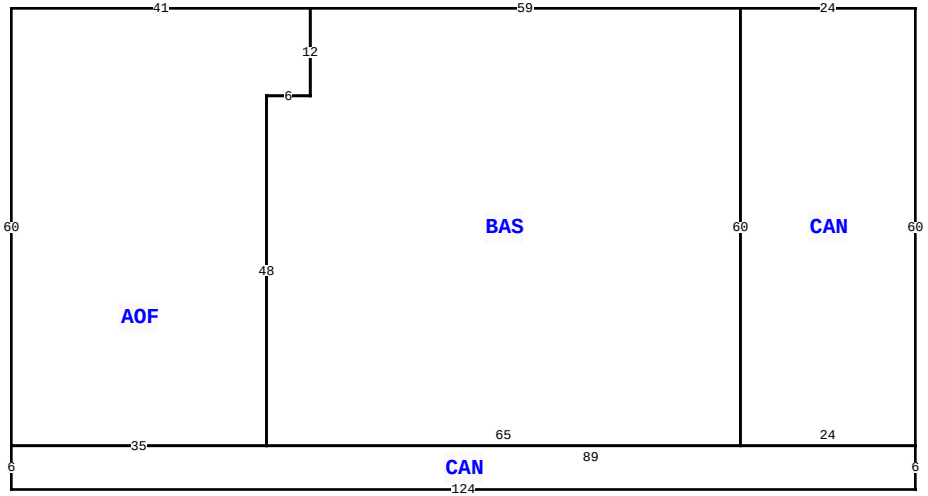
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
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
AOF	2,172	150		3,258	59,074
BAS	3,828	100		3,828	69,409
CAN	744	30		223	4,043
CAN	1,440	30		432	7,833
TOTALS	8,184			7,741	140,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,741	79.5150	30.22	233,933	1996	1996	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 6000 HX Base Yr



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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	0	12	124	1,488.00	UT	1.50	1.50	100	1996	1996	3	100	2,232	
3	0260	PAVEMENT-A	0	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	270.00	UT	3.80	3.80	100	1996	1996	3	100	1,026	
5	0040	BARN,POLE	0	0	46	146	1.00	UT	80,592.00	80,592.00	100	2024	2023		100	80,592	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	140,360
TOTAL MARKET OB/XF VALUE	95,343
TOTAL LAND VALUE - MARKET	90,609
TOTAL MARKET VALUE	326,312
SOH/AGL Deduction	0
ASSESSED VALUE	326,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,312
TOTAL JUST VALUE	326,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,312

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:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 95,343

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	4800	C	WAREHOUSE	0		00	0.00	0.00	36,154.00	SF		1.00	1.00	1.00	2.50	2.50	90,385							
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							

REVIEW DATE 03/04/2026 BY ME Total Acres: 2.11 Total Land Value: 90,609 Market: 0 Agricultural: 0 Common: 90,609 PRINTED 11/16/2026 BY SYS