

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

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	40.00	60.00

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	VALUATION SUMMARY	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		0	
PREVIOUS YEAR MKT VALUE		317,273	

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	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

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	

BLD DATE		LGL DATE	05/12/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES									
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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	2.50	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							