COMM SE COR OF SE1/4 OF NE1/4,
N 271.96 FT, N 256.24 FT FOR
POB, NW 201.15 FT, NE 299.94

JB3 LLC
182 SW GROUSE PL
LAKE CITY, FL 32025

2027

01-4S-16-02675-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

723 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,448
TOTAL MARKET VALUE	7,448
SOH/AGL Deduction	0
ASSESSED VALUE	7,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,448
TOTAL JUST VALUE	7,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/1342	11/18/2009	WD	Q	V	01	10,000
GRANTOR: WALTER & DENISE GRAHA						
GRANTEE: JB3 LLC						
0544/0126	8/01/1984	WD	Q	V	01	15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0000	C	VAC RES	0		00	0.00	0.00	0.78	AC		1.00	1.00	1.00	9,500.00	9,500.00	7,448							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.78 Total Land Value: 7,448 Market: 0 Agricultural: 0 Common: 7,448 PRINTED 11/16/2026 BY SYS