

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

2026

01-4S-16-02675-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				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											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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:											
MAP NUM		1416.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC										723 SW SISTERS WELCOME RD, LAKE CITY										BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
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															
LAND DESCRIPTION TOTAL OB/XF 0 L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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																															