COMM AT INTERS OF EAST LINE OF S & N R/W OF S R 247, RUN SW ALONG FT FOR POB, CONT SW 173 FT, NW 2

RYLINDJO, LLC
876 SW STATE ROAD 247
LAKE CITY, FL 32025

2027

01-4S-16-02692-002

BUILDING CHARACTERISTICS

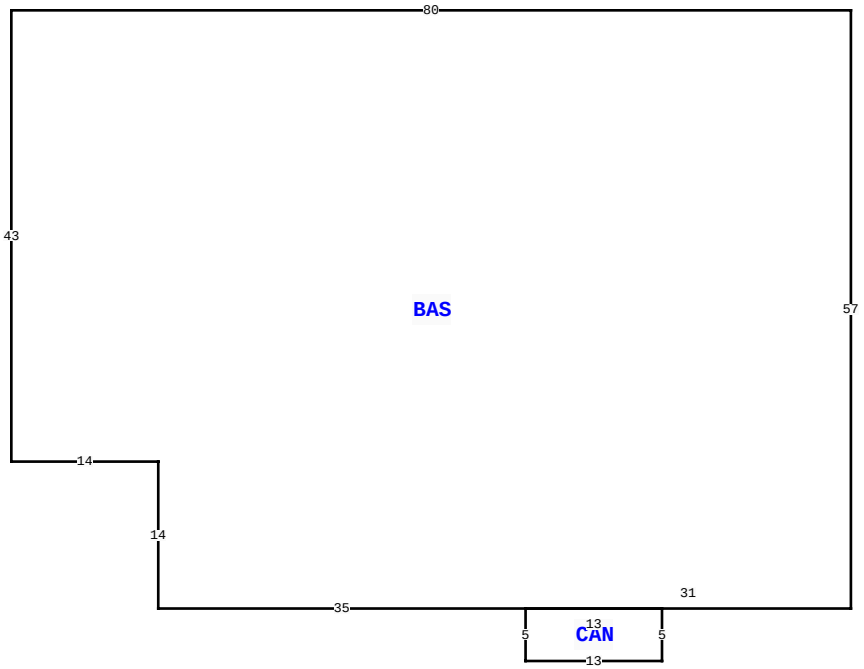
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
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
BAS	4,364	100		4,364	396,991
CAN	65	30		20	1,820
TOTALS	4,429			4,384	398,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,384	126.7642	98.88	433,490	2007	2015	0	0	0	8.00	92.00

1 OFFICE MED 0% - 0 Heated Area: 4364 HX Base Yr



876 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	645.00	UT	3.00	3.00	100	2007	2007	3	100	1,935	
2	0260	PAVEMENT-A	0	0	0	0	13,122.00	UT	1.85	1.85	100	2007	2007	3	100	24,276	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	398,811
TOTAL MARKET OB/XF VALUE	26,211
TOTAL LAND VALUE - MARKET	79,195
TOTAL MARKET VALUE	504,217
SOH/AGL Deduction	9,570
ASSESSED VALUE	494,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,647
TOTAL JUST VALUE	504,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055967	Signs - New or Ex	4,500	06/25/2026
25693	COMMERCIAL	2,198	04/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/591	1/27/2026	WD	Q	I	01	725,000
GRANTOR: A & A LLC						
GRANTEE: RYKINDJO, LLC						
1108/0659	1/12/2007	WD	Q	V	06	135,000
GRANTOR: BEDOYA & CURREA						
GRANTEE: A&A LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S43 E14 S14 E35 CAN= S5 E13 N5 W13$ E31 N57 $.

LAND DESCRIPTION

TOTAL OB/XF 26,211

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	1910	C	MEDIC OFF	0			0.00	0.00	31,653.00	SF		1.00	1.00	1.00	2.50	2.50	79,132							
2	9601	C	RETENTION AR	0			0.00	0.00	0.36	AC		1.00	1.00	1.00	175.00	175.00	63							

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.09 Total Land Value: 79,195 Market: 0 Agricultural: 0 Common: 79,195 PRINTED 11/16/2026 BY SYS