COMM NE COR OF SE1/4 OF NE1/4, R
SW 246.46 FT FOR POB, CONT SW 20
NE 200 FT, NW 100 FT TO POB. (A

JB3 LLC
182 SW GROUSE PL
LAKE CITY, FL 32025

2026

01-4S-16-02703-005

BUILDING CHARACTERISTICS

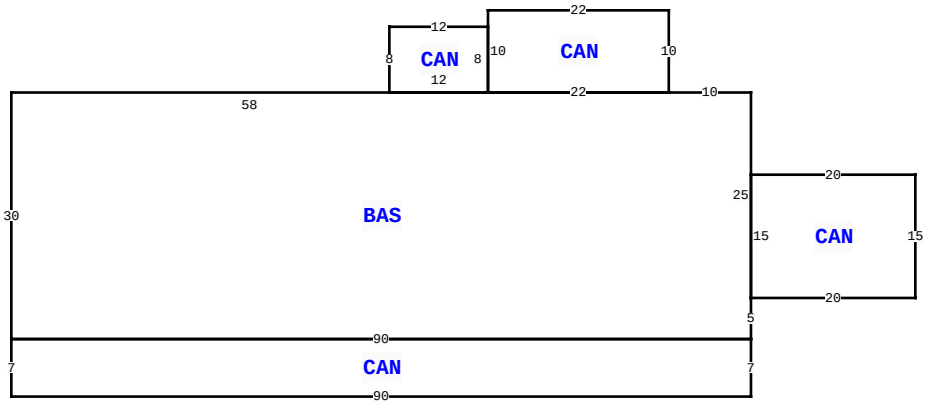
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	2,700	100		2,700	86,443
CAN	96	30		29	928
CAN	220	30		66	2,113
CAN	300	30		90	2,881
CAN	630	30		189	6,051
TOTALS	3,946			3,074	98,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	3,074	111.1760	53.36	164,029	1992	1992	0	0	0	40.00	60.00

1 PREF M B R 0% - 0 Heated Area: 2700 HX Base Yr



691 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	98,417
TOTAL MARKET OB/XF VALUE	14,422
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	162,839
SOH/AGL Deduction	0
ASSESSED VALUE	162,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,839
TOTAL JUST VALUE	162,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4047	ADDN COMM	79	12/07/2006
3246	REMODEL	500	04/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/1973	4/01/2005	WD	Q	I		150,000
GRANTOR: S & S PAWN & SPORTS						
GRANTEE: JB3 LLC						
0852/2298	2/05/1998	WD	Q	I		64,100
GRANTOR: AUDETTE						
GRANTEE: S & S PAWN & SPORTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 CAN= N10 W22 S10 E22$ W22 CAN= N8 W12 S8 E12$ W58 S30 CAN= S7 E90 N7 W90$ E90 N5 CAN= E20 N15 W20 S15$ N25$.

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	7	35	245.00	UT	2.50	2.50	100	2005	2005	3	100	613	
2	0260	PAVEMENT-A	0	0	10	14	11,580.00	UT	1.50	1.50	70	2005	2005	3	70	12,159	
3	0169	FENCE/WOOD	0	0	0	0	220.00	UT	7.50	7.50	100	2003	2003	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 14,422

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	1100	C	STORE 1FLR	0		CG	0.00	0.00	20,000.00	SF		1.00	1.00	1.00	2.50	2.50	50,000							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.46 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/12/2026 BY SYS