COMM SE COR OF NE1/4, RUN W 541. E LINE OF OLD ACL RR R/W, N 30 D FT, N 59 DEG W 100 FT TO W LINE

JB3 LLC
182 SW GROUSE PL
LAKE CITY, FL 32025

2027

01-4S-16-02703-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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

735 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	75,140
TOTAL MARKET VALUE	75,340
SOH/AGL Deduction	0
ASSESSED VALUE	75,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,340
TOTAL JUST VALUE	75,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
891	COMMERCIAL	53	06/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/1970	4/01/2005	WD	U	V	08	50,000
GRANTOR: DSS ENTERPRISE						
GRANTEE: JB3 LLC						
1042/1970	4/01/2005	WD	U	V	08	37,500
GRANTOR: COLUMBIA SERVICE CO						
GRANTEE: DSS ENTERPRISES INC						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	1001	C	MISC COMMERC	0		CG	0.00	0.00	30,056.00	SF		1.00	1.00	1.00	2.50	2.50	75,140							

REVIEW DATE 03/04/2026 BY ME — Total Acres: 0.69 — Total Land Value: 75,140 — Market: 0 — Agricultural: 0 — Common: 75,140 — PRINTED 11/17/2026 BY SYS