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

**2026**

**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

PAGE 1 of 1 — 1

### 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 | 731 |
| ASSESSED VALUE | 74,609 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 74,609 |
| TOTAL JUST VALUE | 75,340 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 67,826 |

| 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 06/23/2026 BY SYS