BEG AT NE COR OF SE1/4, RUN W 20
208.75 FT, E 208.75 FT, N 208.75

RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC
PO BOX 2821
PONTE VEDRA BEACH, FL 32004

2027

01-4S-16-02703-012

BUILDING CHARACTERISTICS

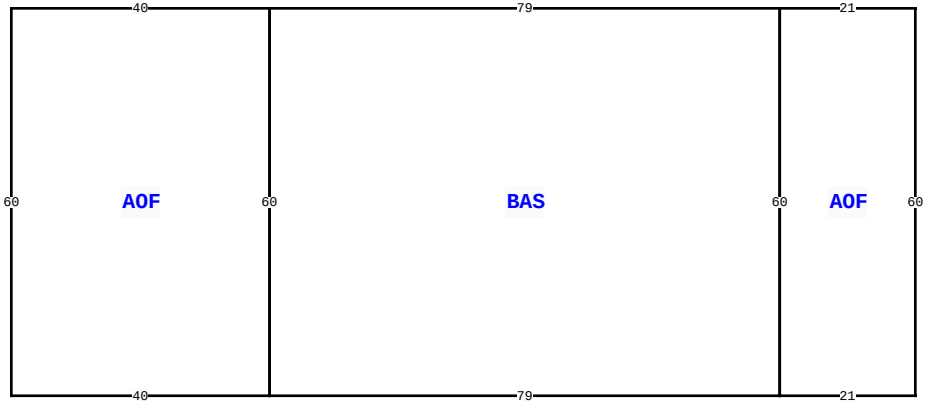
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
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
AOF	1,260	150		1,890	59,376
AOF	2,400	150		3,600	113,097
BAS	4,740	100		4,740	148,911
TOTALS	8,400			10,230	321,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,230	96.1380	36.53	373,702	2006	2010	0	0	0	14.00	86.00

1 PREF M B A 0% - 2026 Heated Area: 8400 HX Base Yr



1509 SW CENTURY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	15,887.00	UT	1.50	1.50	100	2006	2006	3	100	23,831	
2	0166	CONC,PAVMT	0	0	0	0	145.00	UT	2.50	2.50	100	2006	2006	3	100	363	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	321,384
TOTAL MARKET OB/XF VALUE	24,194
TOTAL LAND VALUE - MARKET	81,675
TOTAL MARKET VALUE	427,253
SOH/AGL Deduction	0
ASSESSED VALUE	427,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,253
TOTAL JUST VALUE	427,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-89	COMMERCIAL	0	02/20/2018
3507	COMMERCIAL	1,209	06/28/2006
3507	COMMERCIAL	1,209	12/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/44	4/29/2025	WD	U	I	37	750,000
GRANTOR: SELLERS HERBERT S III						
GRANTEE: RIVERWOOD INVESTMEN						
1024/2512	8/30/2004	WD	U	V	09	100,000
GRANTOR: LESLIE EARL PEELER						
GRANTEE: SELLERS HERBERT S I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W79 AOF= W40 S60 E40 N60$ S60 E79 AOF= E21 N60 W21 S60$ N60$.

LAND DESCRIPTION

TOTAL OB/XF 24,194

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	4817	C	STORG/ OFF	0			0.00	0.00	43,560.00	SF		1.00	1.00	0.75	2.50	1.88	81,675							

REVIEW DATE 03/04/2026 BY ME Total Acres: 1.00 Total Land Value: 81,675 Market: 0 Agricultural: 0 Common: 81,675 PRINTED 11/17/2026 BY SYS