COMM NE COR OF SE1/4, W 208.75 F
W 331.73 FT, N 60 DEG W 83.11 FT
SISTERS WELCOME RD, SW ALONG R/W

TJL ASSOCIATES, LLC
176 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

01-4S-16-02703-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

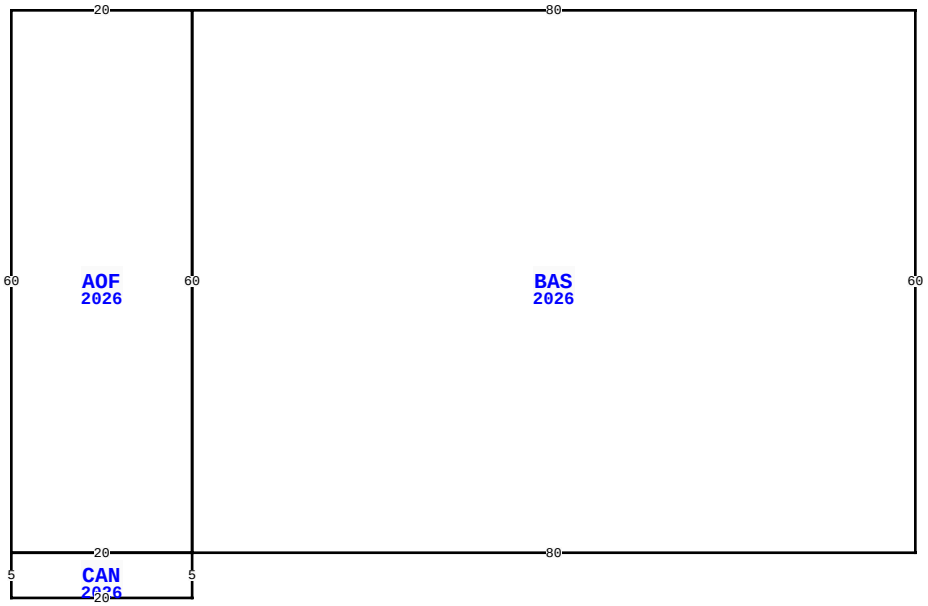
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	3435	GYM/FITNESS
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	1,200	150	2026	1,800	123,136
BAS	4,800	100	2026	4,800	328,363
CAN	100	30	2026	30	2,052
TOTALS	6,100			6,630	453,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,630	172.7383	69.10	458,133	2025	2025	0	0	0	1.00	99.00

1 PREF M B A 0% - 2026 Heated Area: 6000 HX Base Yr



1511 SW CENTURY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	453,552
TOTAL MARKET OB/XF VALUE	19,125
TOTAL LAND VALUE - MARKET	45,795
TOTAL MARKET VALUE	518,472
SOH/AGL Deduction	0
ASSESSED VALUE	518,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,472
TOTAL JUST VALUE	518,472
NCON VALUE	472,677
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0620	NEW CHEER GYM		08/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1523/539	9/10/2024	WD	U	V	11	100
GRANTOR: PEELER LESLIE EARL						
GRANTEE: TJL ASSOCIATES, LLC						
1521/646	8/12/2024	WD	U	V	11	100
GRANTOR: PEELER LESLIE EARL						
GRANTEE: TJL ASSOCIATES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2026;ORIG=10,10] S60 E20 N60 W20 $
CAN=[YR=2026;ORIG=10,70] S5 E20 N5 W20 $
BAS=[YR=2026;ORIG=30,10] E80 S60 W80 N60 $
.

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	6,375.00	UT	3.00	3.00	100	2026	2025		100	19,125	

LAND DESCRIPTION

TOTAL OB/XF 19,125

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	3435	C	GYM/FITNES	0		00	0.00	0.00	2.13	AC		1.00	1.00	1.00	21,500.00	21,500.00	45,795							

REVIEW DATE 01/07/2026 BY ME Total Acres: 2.13 Total Land Value: 45,795 Market: 0 Agricultural: 0 Common: 45,795 PRINTED 05/08/2026 BY SYS