

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

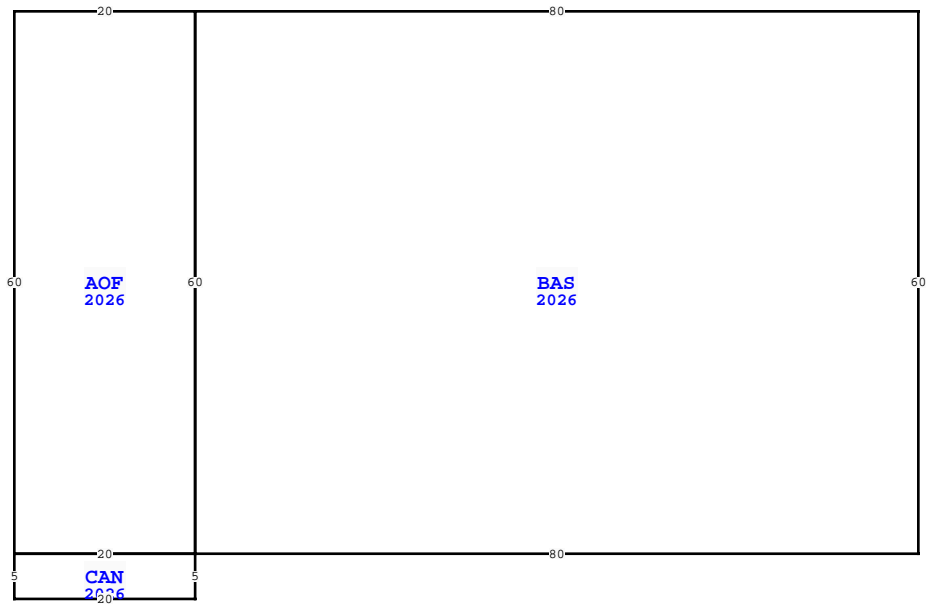
TJL ASSOCIATES, LLC
176 SW WILSHIRE DR
LAKE CITY, FL 32024

2026

01-4S-16-02703-014

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	3435GYM/FITNESS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,200	150	2026
BAS	4,800	100	2026
CAN	100	30	2026
TOTALS	6,100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2026								
				Heated Area: 6000							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			430,841
TOTAL MARKET OB/XF VALUE			19,125
TOTAL LAND VALUE - MARKET			48,990
TOTAL MARKET VALUE			498,956
SOH/AGL Deduction			0
ASSESSED VALUE			498,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			498,956
TOTAL JUST VALUE			498,956
NCON VALUE			449,966
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						

EXTRA FEATURES																
L N	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	6,375.00	UT	3.00	3.00	100	2026	2025		100	19,125	

BLD DATE: 05/14/2026 MLU
XF DATE:
INC DATE:

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 \$

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	23,000.00	23,000.00	48,990									