

COMM SE COR OF SE1/4 OF NE1/4, N
383.01 FT FOR POB, N 59 DEG W 10
200 FT, S 59 DEG E 100 FT, S 30

WGLB, LLC
723 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

01-4S-16-02703-015



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 50,000 SOH/AGL Deduction 407 ASSESSED VALUE 49,593 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,593 TOTAL JUST VALUE 50,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
DOR CODE		1000 VACANT COMMERCIAL																													
MAP NUM																				06											
NEIGHBORHOOD/LOC		1416.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE	05/12/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	1000	C	VACANT COMME	0		CG	0.00	0.00	20,000.00	SF		1.00	1.00	1.00	2.50	2.50	50,000														
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.46 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/22/2026 BY SYS																															