COMM AT SE COR OF SEC, RUN W 142
60.38 FT TO POB CONT N 357.97 FT
FT TO S R/W OF CR 341, NE ALONG

BASCOM NORRIS PARTNERSHIP LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2027

01-4S-16-02703-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0600	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

1349 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	113,190
TOTAL LAND VALUE - MARKET	932,050
TOTAL MARKET VALUE	1,045,240
SOH/AGL Deduction	0
ASSESSED VALUE	1,045,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,045,240
TOTAL JUST VALUE	1,045,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1037	12/30/2022	WD	Q	I	01	1,400,000
GRANTOR: SHADY OAKS MOBILE HOM						
GRANTEE: BASCOM NORRIS PARTN						
1482/1032	12/13/2022	WD	U	I	11	100
GRANTOR: MILLENNIUM BANK F/K/A						
GRANTEE: SHADY OAKS MOBILE H						

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	0260	PAVEMENT-A	0		775	20	75,460.00	UT	1.50	1.50	100	2006	2006	3	100	113,190	

LAND DESCRIPTION

TOTAL OB/XF 113,190

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	9900	C	AC NON-AG	0		*RSF-2	0.00	0.00	53.26	AC		1.00	1.00	1.00	17,500.00	17,500.00	932,050							

REVIEW DATE 08/21/2023 BY JB Total Acres: 53.26 Total Land Value: 932,050 Market: 0 Agricultural: 0 Common: 932,050 PRINTED 11/17/2026 BY SYS