

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

2026

01-4S-16-02703-101



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 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1482/1037</td> <td>12/30/2022</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>1,400,000</td> </tr> <tr> <td colspan="7">GRANTOR: SHADY OAKS MOBILE HOM</td> </tr> <tr> <td colspan="7">GRANTEE: BASCOM NORRIS PARTN</td> </tr> <tr> <td>1482/1032</td> <td>12/13/2022</td> <td>WD U</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: MILLENNIUM BANK F/K/A</td> </tr> <tr> <td colspan="7">GRANTEE: SHADY OAKS MOBILE H</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1482/1037	12/30/2022	WD Q	Q	I	01	1,400,000	GRANTOR: SHADY OAKS MOBILE HOM							GRANTEE: BASCOM NORRIS PARTN							1482/1032	12/13/2022	WD U	U	I	11	100	GRANTOR: MILLENNIUM BANK F/K/A							GRANTEE: SHADY OAKS MOBILE H						
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TOTALS EXTRA FEATURES 1349 SW SISTERS WELCOME RD, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND 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																																																														
1	0260	PAVEMENT-A	0	0775	20	75,460.00	UT	1.50	1.50	100	2006	2006	3	100	113,190																																																															
LAND DESCRIPTION TOTAL OB/XF 113,190																																																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/22/2026 BY SYS																																																																														