BEG SE COR OF NW1/4 OF SE1/4,
RUN W 140 YDS, N 105 YDS, E
140 YDS, S 105 YDS TO POB, EX

SOUTHERN STONE COMMUNICATIONS
OF FLORIDA LLC, 1410 LPGA BLVD STE 148
DAYTONA BEACH, FL 32117

2027

02-3S-16-01936-000

BUILDING CHARACTERISTICS

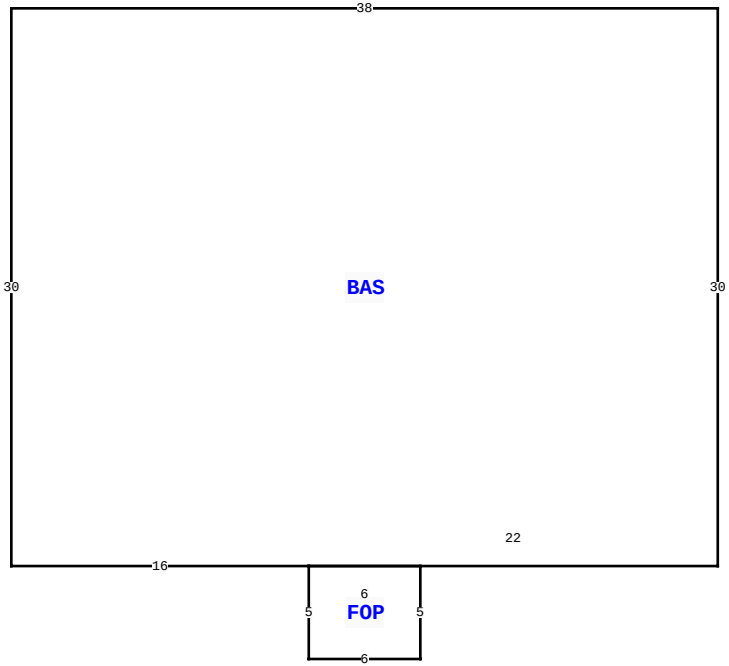
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	44,410
FOP	30	30		9	350
TOTALS	1,170			1,149	44,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,149	95.7180	70.83	81,384	1995	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 1140 HX Base Yr



5348 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,761
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	77,461
SOH/AGL Deduction	0
ASSESSED VALUE	77,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,461
TOTAL JUST VALUE	77,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,461

SALE:2:1: 2.50 ACRES

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052227	Communications To	40,000	01/31/2025
000048469	Electrical Servic	0	10/23/2023
000046893	Electrical Servic	2,200	04/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1248/1088	1/01/2013	QC	U	I	11	0
GRANTOR: BLACK CROW MEDIA OF V						
GRANTEE: SOUTHERN STONE COMM						
0922/1108	2/15/2001	WD	Q	I	03	200,000
GRANTOR: SOUTHERN BROADCAST GR						
GRANTEE: RTG MEDIA LLC (TOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S30 E16 FOP= S5 E6 N5 W6$ E22 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	9100	C	UTILITY	0		A-1	0.00	0.00	2.15	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,500							

REVIEW DATE 12/11/2023 BY mark Total Acres: 3.15 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/16/2026 BY SYS