

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

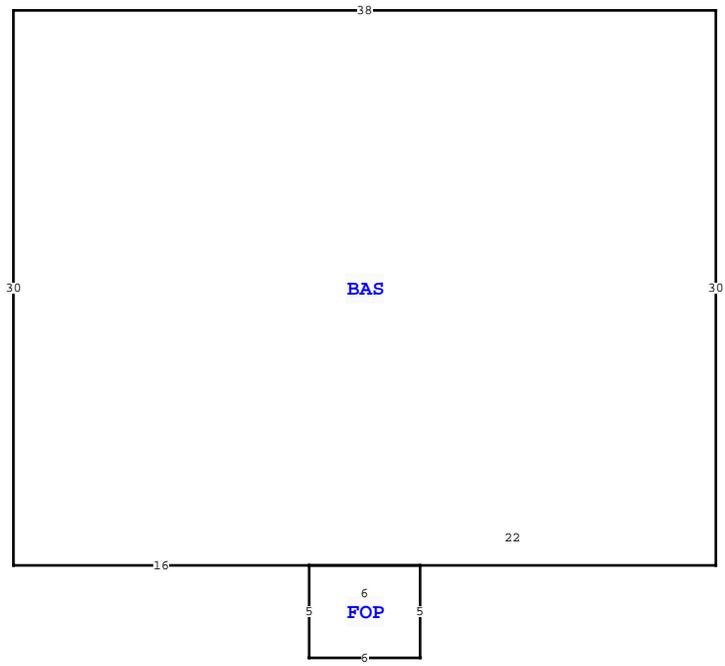
SOUTHERN STONE COMMUNICATIONS
 OF FLORIDA LLC, 1410 LPGA BLVD STE 148
 DAYTONA BEACH, FL 32117

2026

02-3S-16-01936-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,140	100	
FOP	30	30	
TOTALS	1,170		1,149 45,974

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0									Heated Area: 1140 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				45,974	
TOTAL MARKET OB/XF VALUE				1,200	
TOTAL LAND VALUE - MARKET				31,500	
TOTAL MARKET VALUE				78,674	
SOH/AGL Deduction				0	
ASSESSED VALUE				78,674	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				78,674	
TOTAL JUST VALUE				78,674	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				79,903	
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 Serv	0	10/23/2023		
000046893	Electrical Serv	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						

EXTRA FEATURES														BLD DATE		LGL 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	LAND DATE	AG DATE
1	0294	SHED WOOD/	0	0	12	24			0.00	100	1995	1995	3	100	1,200		04/10/2025	MLU

BUILDING NOTES													
5348 NW US HIGHWAY 41 , LAKE CITY													

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

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	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							