COMM SW COR OF LOT 11 FLORIDA GA
SOUTH UNIT 1, S 120.08 FT, S 21
S 26 DEG E 233.93 FT FOR POB, N

4 BROTHERS 2020 LLC
508 N FLORENCE ST
BURBANK, CA 91505

2026

02-4S-16-02714-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3600	CAMPS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	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

727 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	276,160
TOTAL LAND VALUE - MARKET	829,440
TOTAL MARKET VALUE	1,105,600
SOH/AGL Deduction	0
ASSESSED VALUE	1,105,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,105,600
TOTAL JUST VALUE	1,105,600
NCON VALUE	276,160
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	829,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0936	NEW RV PARK UNDER		12/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1454/2083	12/06/2021	WD	Q	V	01	850,000

GRANTOR: CRAPPS DANIEL

GRANTEE: 4 BROTHERS 2020 LLC

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	9920	RV SITE	0	0	0	0	43.00	UT	5,000.00	5,000.00	100	2026	2025		98	210,700	
2	0260	PAVEMENT-A	0	0	0	0	25,540.00	UT	2.00	2.00	100	2026	2025		100	51,080	
3	0140	CLFENCE 6	0	0	0	0	576.00	UT	8.00	8.00	100	2026	2025		100	4,608	
4	0166	CONC,PAVMT	0	0	0	0	880.00	UT	4.00	4.00	100	2026	2025		100	3,520	
5	0296	SHED METAL	0	0	20	12	240.00	UT	18.00	18.00	100	2026	2025		100	4,320	
6	0120	CLFENCE 4	0	0	0	0	322.00	UT	6.00	6.00	100	2026	2025		100	1,932	

LAND DESCRIPTION

TOTAL OB/XF 276,160

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	2820	C	RV PARK	0		00	0.00	0.00	8.64	AC		1.00	1.00	0.80	120,000.00	96,000.00	829,440							

REVIEW DATE 12/09/2025 BY ME Total Acres: 8.64 Total Land Value: 829,440 Market: 0 Agricultural: 0 Common: 829,440 PRINTED 05/08/2026 BY SYS