

BEG INTERS S LINE OF SE1/4 & SE'
 RUN N 40 DEG E ALONG R/W 310.89
 DEG E 25 FT, N 40 DEG E ALONG R/

WOODS PROJECT LLC
 149 SW WOOLSEY GLN
 LAKE CITY, FL 32024

2026

02-4S-16-02719-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		3 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		2 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	3300 NIGHTCLUB/BARS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,600	100	2026
TOTALS	1,600		1,600
			80,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2026								
Heated Area: 1600						HX Base Yr					
TOTALS	1,600		1,600	80,261							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		286,973	
TOTAL MARKET OB/XF VALUE		266,268	
TOTAL LAND VALUE - MARKET		273,900	
TOTAL MARKET VALUE		827,141	
SOH/AGL Deduction		0	
ASSESSED VALUE		827,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		827,141	
TOTAL JUST VALUE		827,141	
NCON VALUE		553,241	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,980	
SALE:2:2: ORB 916-303 THRU 312			
SALE:2:1: MULTI OWNERS/MULTI DEED SALE/ 1 PARCEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055199	Remodel	150,000	03/10/2026
000054096	Storage Building	6,500	09/19/2025
000053769	New Commercial Co	50,000	08/04/2025
000053655	Remodel	10,000	07/24/2025
000052789	New Commercial Co	175,000	04/02/2025
000052740	New Commercial Co	200,000	03/28/2025
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1519/575	7/12/2024	WD U	V 11
GRANTOR:WOODS MICHAEL C II			
GRANTEE:WOODS PROJECT LLC			
1464/1900	4/19/2022	WD Q	V 01
GRANTOR:WOOLSEY CHRISTOPHER L			
GRANTEE:WOODS MICHAEL C II			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=10,10] S40 E40 N40 W40 \$			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	48,400.00	UT	2.00	2.00	100
2	0166	CONC,PAVMT	0	0	0	0	10,322.00	UT	4.00	4.00	100
3	0166	CONC,PAVMT	0	0	132	60	7,920.00	UT	4.00	4.00	100
4	0120	CLFENCE 4	0	0	0	0	160.00	UT	6.00	6.00	100
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100
6	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100
7	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100
8	0080	DECKING	0	0	0	0	1.00	UT	2,500.00	2,500.00	100
9	0040	BARN,POLE	0	0	48	30	1,440.00	UT	10.00	10.00	100
10	0040	BARN,POLE	0	0	38	10	380.00	UT	8.00	8.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	3300	C	NIGHT CLUB	0		CSC	0.00	0.00	6.64	AC	1.00
TOTAL OB/XF 209,168											

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0.75	55,000.00	41,250.00	273,900								

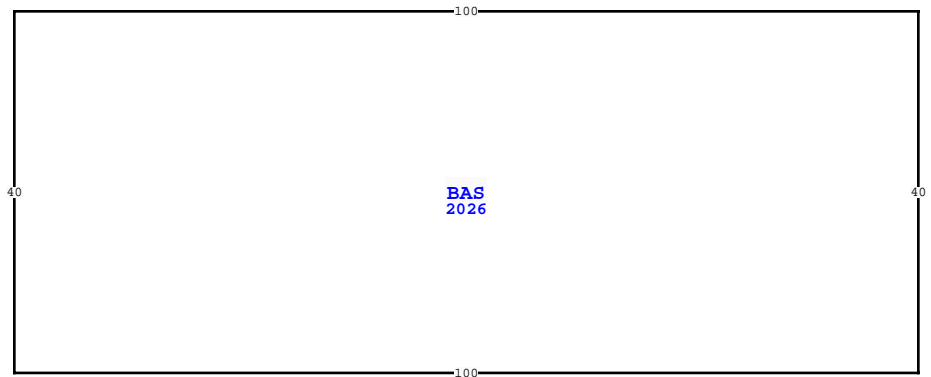
BEG INTERS S LINE OF SE1/4 & SE'
 RUN N 40 DEG E ALONG R/W 310.89
 DEG E 25 FT, N 40 DEG E ALONG R/

WOODS PROJECT LLC
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 LAKE CITY, FL 32024

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Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300 NIGHTCLUB/BARS	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,000	100
TOTALS	4,000	206,712

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	PREF M B A	0%	- 2026									
				Heated Area: 4000				HX Base Yr				
												
BLD DATE		LGL DATE								05/14/2026	MLU	
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		
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TOTAL JUST VALUE		827,141
NCON VALUE		553,241
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052453	New Commercial Co	16,800	02/28/2025
26773	COMMERCIAL	2,397	02/19/2008
26774	COMMERCIAL	3,588	02/19/2008
26775	COMMERCIAL	2,786	02/19/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/575	7/12/2024	WD	U	V	11	100
GRANTOR: WOODS MICHAEL C II						
GRANTEE: WOODS PROJECT LLC						
1464/1900	4/19/2022	WD	Q	V	01	300,000
GRANTOR: WOOLSEY CHRISTOPHER L						
GRANTEE: WOODS MICHAEL C II						

EXTRA FEATURES															
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
11	0040	BARN, POLE	0	0 40 30	1,200.00	UT	8.00	8.00	100	2026	2025		100	9,600	
12	0296	SHED METAL	0	0 0 0	19.00	UT	2,500.00	2,500.00	100	2026	2025		100	47,500	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=10,10] S40 E100 N40 W100 \$

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	