

BEG NE COR OF NW1/4 OF NE1/4,
 RUN W 452.80 FT, S 481.01 FT,
 E 452.80 FT TO E LINE OF NW1/4

ERA INVESTMENTS LLC
 162 NW BIRDIE PL
 LAKE CITY, FL 32055

2026

02-4S-16-02720-003


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 0 TOTAL LAND VALUE - MARKET 145,388 TOTAL MARKET VALUE 145,388 SOH/AGL Deduction 1,419 ASSESSED VALUE 143,969 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 143,969 TOTAL JUST VALUE 145,388 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 130,881 XFOB: 2:1: ELECTRIC, WATER, & SEWER																							
																				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>1048/2678</td> <td>6/14/2005</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>02</td> <td>2,500,000</td> </tr> </tbody> </table> GRANTOR: BEHRENWALD GRANTEE: ERA INVESTMENTS 0841/1385 7/01/1997 WD Q V 25,000 GRANTOR: WILSON GRANTEE: D & S OF COL CO										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1048/2678	6/14/2005	WD Q	Q	I	02	2,500,000
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1048/2678	6/14/2005	WD Q	Q	I	02	2,500,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/12/2026 MLU																							
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
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	1000	C	VACANT COMME	0			0.00	0.00	138,165.00	SF		1.00	1.00	0.70	1.50	1.05	145,073																										
2	9601	C	RETENTION AR	0			0.00	0.00	1.80	AC		1.00	1.00	1.00	175.00	175.00	315																										
REVIEW DATE 05/12/2026 BY MLU Total Acres: 4.88 Total Land Value: 145,388 Market: 0 Agricultural: 0 Common: 145,388 PRINTED 06/23/2026 BY SYS																																											