

COMM AT NE COR OF SW1/4 OF
SE1/4 RUN S 209.65 FT, W 863.95
FT FOR POB, CONT W 524.15 FT,

TOWNHOMES LLC
133 SE NEWELL DR
LAKE CITY, FL 32025

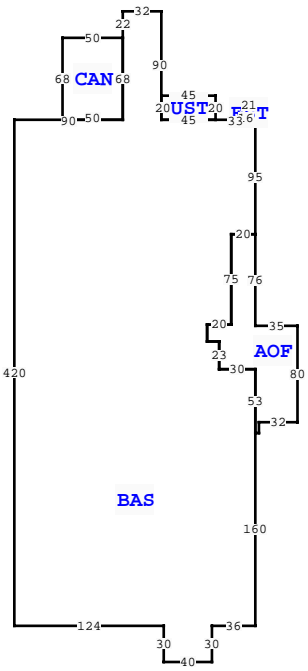
2026

02-4S-17-07479-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		24 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		3 100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	03	03 100	
Quality	03	03	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	5,577	110	
BAS	85,330	100	
CAN	3,400	30	
CAN	4,607	30	
FST	252	50	
MEZ	2,175	20	
UST	900	40	
TOTALS	102,241		94,788

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	MANUF LGHT	0%	- 0										
Heated Area: 90907 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,750,613		
TOTAL MARKET OB/XF VALUE	70,135		
TOTAL LAND VALUE - MARKET	212,800		
TOTAL MARKET VALUE	2,033,548		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,033,548		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,033,548		
TOTAL JUST VALUE	2,033,548		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,005,396		
COA PER TCO			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050062	New Commercial Co	650,000	06/06/2024
000046288	New Commercial Co	300,000	01/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/2684	10/22/2004	WD	Q	I		1,450,000
GRANTOR: GREAT SOUTH TIMBER &						
GRANTEE: TOWNHOMES LLC						
0984/2280	6/03/2003	WD	Q	I		1,250,000
GRANTOR: MAYES INVESTMENT TRUS						
GRANTEE: GREAT SOUTH TIMBER						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	93,130.00	93,130.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	10,000.00	10,000.00
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES									

BUILDING DIMENSIONS									
FST= E5 N12 W21 S12 E16\$ BAS= W33 UST= N20 W45 S20 E45\$ W45 N90 W32 S22 CAN= W50 S68 E50 N68\$ S68 W90 S420 E124 S30 E40 N30 E36 N160 AOF= E3 N9 E32 N80 W35 N 76 W20 S75 W20 S14 E10 S23 E 30 S53\$ N53 W30 N23 W10 N14 E 20 N75 E20 N95\$ MEZ= 2175 \$ CAN= 4607\$.									

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	4100	C	LIGHT MFG	0		I	0.00	0.00	16.00	AC		1.00	1.00	0.95	14,000.00	13,300.00	212,800							

