COMM AT SW COR OF NW 1/4, RUN
N 976.20 FT, E 611.60 FT TO
POB, CONT E 471.0 FT TO THE

MABCO LLC
1206 SW MAIN BLVD, SUITE 101
LAKE CITY, FL 32025

2026

05-4S-17-07648-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,550
TOTAL MARKET VALUE	123,550
SOH/AGL Deduction	0
ASSESSED VALUE	123,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,550
TOTAL JUST VALUE	123,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,550

LAND:2:1: BACK PORTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/1901	5/14/2015	WD	Q	I	05	215,000
GRANTOR: MICHAEL L JARRELL						
GRANTEE: MABCO LLC						
1023/0624	6/24/2004	QC	Q	V	01	100
GRANTOR: CYNTHIA JARRELL						
GRANTEE: MICHAEL L JARRELL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		00	100.00	250.00	25,000.00	SF		1.00	1.00	1.00	4.50	4.50	112,500							
2	1000	C	VACANT COMME	0		CG	100.00	221.00	22,100.00	SF		1.00	1.00	0.50	1.00	0.50	11,050							

REVIEW DATE 04/27/2022 BY MLU Total Acres: 1.08 Total Land Value: 123,550 Market: 0 Agricultural: 0 Common: 123,550 PRINTED 05/08/2026 BY SYS