COMM AT INTERS OF S R/W LINE OF W LINE OF US-41, S 302.45 FT FOR 200 FT, N 80 FT E 200 FT TO POB.

JAA INVESTMENT PROPERTIES LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

05-4S-17-07675-002

BUILDING CHARACTERISTICS

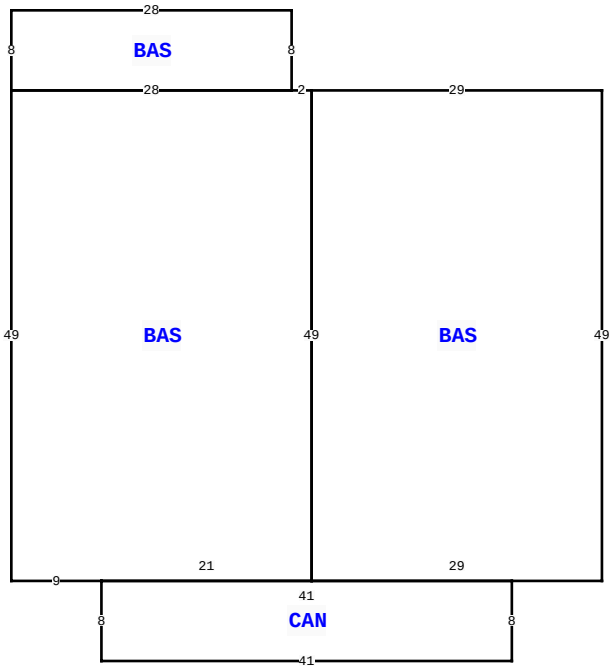
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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
BAS	224	100		224	5,888
BAS	1,421	100		1,421	37,351
BAS	1,470	100		1,470	38,639
CAN	328	30		98	2,576
TOTALS	3,443			3,213	84,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	3,213	80.8798	52.57	168,907	1976	1976	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 0 Heated Area: 3115 HX Base Yr



1452 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	84,454
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	177,154
SOH/AGL Deduction	0
ASSESSED VALUE	177,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,154
TOTAL JUST VALUE	177,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,154

BLDG:1:1: SKIPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
994	MAINT/ALTR	128	09/05/2008
3944	REMODEL	50	10/06/2006
2138	REMODEL	45	07/05/2001
652	ADDN COMM	100,000,000	02/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1083	7/27/2026	WD	Q	I	05	455,000
GRANTOR: MEADOWS COMMERCIAL PR						
GRANTEE: JAA INVESTMENT PROP						
1022/2368	7/31/2004	WD	Q	I	01	129,400
GRANTOR: MEADOWS INC						
GRANTEE: MEADOWS COMMERCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N8 W28 S8 E28$ W28 S49 E9 CAN= S8 E41 N8 W41$ E21 N49$ BAS= S49 E29N49 W29$.

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	1100	C	STORE 1FLR	0		CG	80.00	200.00	16,000.00	SF		1.00	1.00	1.00	5.50	5.50	88,000							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.37 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 11/17/2026 BY SYS