COMM INTERS S R/W ST MARGARET RD
S ALONG ALONG R/W 382.45 FT TO W
POB, S ALONG W R/W 42.17 FT, CON

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

2027

05-4S-17-07675-004

BUILDING CHARACTERISTICS

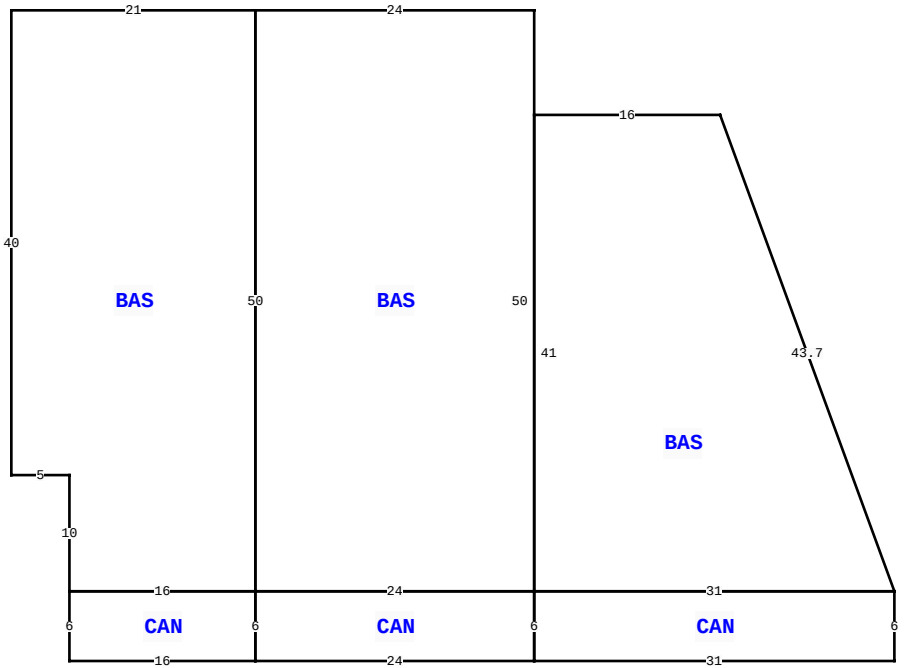
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	964	100		964	27,566
BAS	1,000	100		1,000	28,595
BAS	1,200	100		1,200	34,314
CAN	96	30		29	830
CAN	144	30		43	1,230
CAN	186	30		56	1,602
TOTALS	3,590			3,292	94,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	3,292	87.9840	57.19	188,269	1982	1982	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 0 Heated Area: 3164 HX Base Yr



1468 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,134
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	144,199
TOTAL MARKET VALUE	248,933
SOH/AGL Deduction	0
ASSESSED VALUE	248,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,933
TOTAL JUST VALUE	248,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,933

LAND:3:1: THE BACK DRAINAGE

LAND:1:1: 40 FF DRAINAGE EASEMENT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
406	REMODEL	50	10/25/2007
2251	REMODEL	67	11/19/2001
2138	REMODEL	45	07/05/2001
652	ADDN COMM	652	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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S40 E5 S10 CAN= S6 E16 N6 W16$ E16 N50 $BAS= S50 CAN= S6 E24 N6 W24$ E24 CAN= S6 E31 N6 W31 $ BAS= E31 U41 L15 W16 S41 $ N50 W24$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,300	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,300	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	1700	C	1STORY OFF	0		00	0.00	0.00	23,294.00	SF		1.00	1.00	1.00	5.50	5.50	128,117							
2	9501	C	LOW LOT	0		CI	50.00	166.00	8,300.00	SF		1.00	1.00	0.20	5.50	1.10	9,130							
3	9501	C	LOW LOT	0		CI	158.00	40.00	6,320.00	SF		1.00	1.00	0.20	5.50	1.10	6,952							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.87 Total Land Value: 144,199 Market: 0 Agricultural: 0 Common: 144,199 PRINTED 11/17/2026 BY SYS