COMM NE COR OF NE1/4 OF NE1/4, R
S LINE MALONE AVE & POB, RUN S 2
FT TO E R/W SR-47, RUN NE ALONG

PREMIER BUILT, LLC
794 SW MANDIBA DR
LAKE CITY, FL 32024

2026

07-4S-17-08126-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

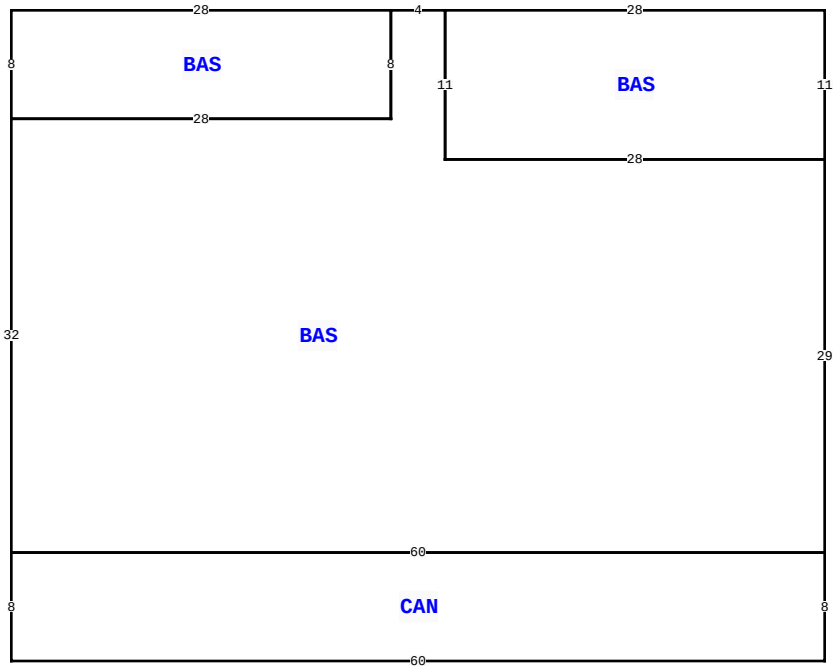
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	11,346
BAS	308	100		308	15,601
BAS	1,868	100		1,868	94,618
CAN	480	30		144	7,294
TOTALS	2,880			2,544	128,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,544	107.9936	75.60	192,326	1973	2000	0	0	0	33.00	67.00

1 STORE RETL 0% - 0 Heated Area: 2400 HX Base Yr



579 SW STATE ROAD 47 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,858
TOTAL MARKET OB/XF VALUE	6,800
TOTAL LAND VALUE - MARKET	124,848
TOTAL MARKET VALUE	260,506
SOH/AGL Deduction	0
ASSESSED VALUE	260,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,506
TOTAL JUST VALUE	260,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1369/1332	9/24/2018	PR	U	I	19	179,000

GRANTOR: GARY KENT SCAFF & ETA

GRANTEE: PREMIER BUILT LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N11 W28 S11 E28$ BAS= W28 N11 W4 BAS= W28 S8 E28 N8$ S8 W28 S32 CAN= S8 E60 N8 W60$ E60 N29$.

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	1993	1993	3	100	200	
2	0260	PAVEMENT-A	0	0	150	55	8,250.00	UT	1.60	1.60	50	0	0	3	50	6,600	

LAND DESCRIPTION

TOTAL OB/XF 6,800

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		00	231.00	156.00	31,212.00	SF		1.00	1.00	1.00	4.00	4.00	124,848							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.72 Total Land Value: 124,848 Market: 0 Agricultural: 0 Common: 124,848 PRINTED 05/08/2026 BY SYS