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

**2027**

**07-4S-17-08126-000**

## BUILDING CHARACTERISTICS

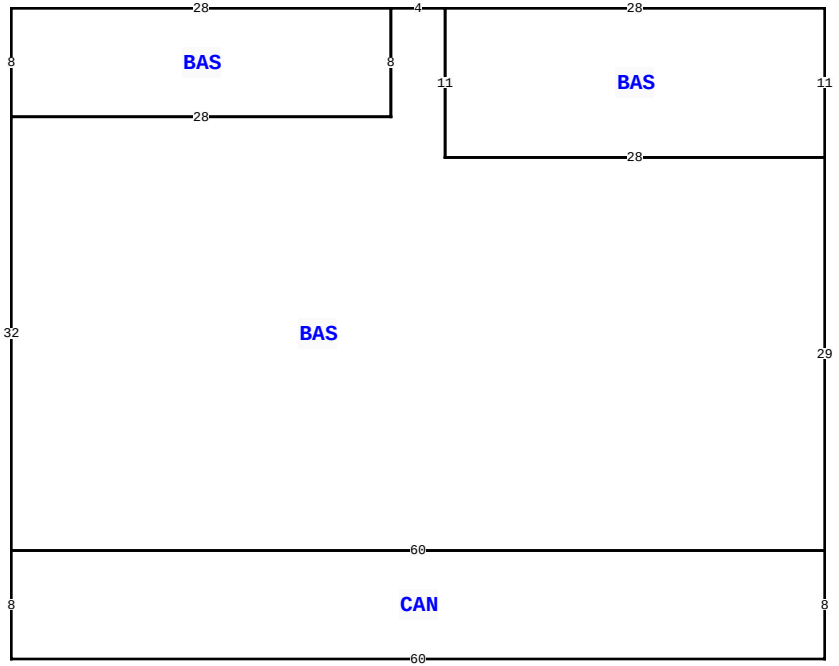
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Ceiling | 02 | F.NOT SUS 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 | 10,374 |
| BAS | 308 | 100 | | 308 | 14,264 |
| BAS | 1,868 | 100 | | 1,868 | 86,508 |
| CAN | 480 | 30 | | 144 | 6,669 |
| TOTALS | 2,880 | | | 2,544 | 117,813 |

## 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 | 69.12 | 175,841 | 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
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/11/2026 MLU

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 117,813 |
| TOTAL MARKET OB/XF VALUE | 6,800 |
| TOTAL LAND VALUE - MARKET | 156,060 |
| TOTAL MARKET VALUE | 280,673 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 280,673 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 280,673 |
| TOTAL JUST VALUE | 280,673 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 280,673 |

| 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 | 5.00 | 5.00 | 156,060 | | | | | | | |

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.72 Total Land Value: 156,060 Market: 0 Agricultural: 0 Common: 156,060 PRINTED 11/17/2026 BY SYS