

COMM NE COR OF SEC, RUN W ALONG
105.70 FT TO E R/W OF SR-47, S A
R/W SR-47 444.35 FT FOR POB, E 2

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

2026

07-4S-17-08127-002
COLUMBIA COUNTY PROPERTY PAGE 1 of 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Fixtures		2 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
CAN	96	30	
CAN	1,200	30	
TOTALS	1,968		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERV SHOP	0%	- 2022								
Heated Area: 672 HX Base Yr											
TOTALS											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	248,298		
TOTAL MARKET OB/XF VALUE	16,917		
TOTAL LAND VALUE - MARKET	126,322		
TOTAL MARKET VALUE	391,537		
SOH/AGL Deduction	0		
ASSESSED VALUE	391,537		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	391,537		
TOTAL JUST VALUE	391,537		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	383,073		
SALE:9:1: RE-RECORDED WITH STAMPS (INCLUDED 08127-			
SALE:8:1: CERT OF TITLE			
SALE:11:1: .58 ACRES OR 120.78 FF			
SALE:10:1: \$.70 STAMPS - ONE AND THE SAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/629	8/03/2021	WD Q	Q	I	01	490,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: JAA INVESTMENT PROP						
1178/1129	8/04/2009	WD Q	Q	I	01	415,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: RIMROCK DEVELOPMENT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	12,157.00	UT	0.63	0.63	100
2	0140	CLFENCE	6	0	0	0	334.00	UT	3.50	3.50	100
3	0166	CONC, PAVMT	0	0	0	0	180.00	UT	1.50	1.50	100
4	0140	CLFENCE	6	0	0	0	340.00	UT	3.50	3.50	100
5	0260	PAVEMENT-A	0	0	0	0	8,105.00	UT	0.63	0.63	100
6	0166	CONC, PAVMT	0	0	0	0	1,015.00	UT	1.50	1.50	100

TOTAL OB/XF											
16,917											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	2500	C	SRVC SHOPS	0		00	0.00	0.00	25,264.00	SF	1.00
2	2500	C	SRVC SHOPS	0			0.00	0.00	25,265.00	SF	1.00

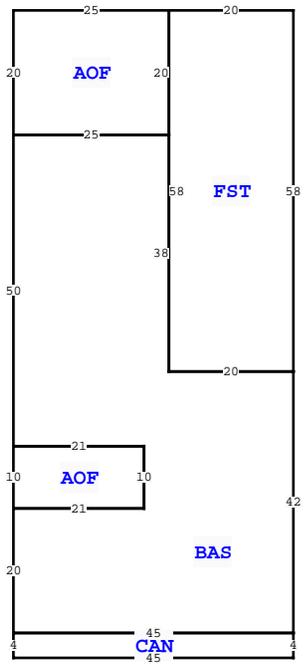
BUILDING NOTES											

BUILDING DIMENSIONS											
CAN= W4 BAS= W28 CAN= W50 S24 E50 N24\$ S24 E28 N24\$ S24 E4 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2500	C	SRVC SHOPS	0		00	0.00	0.00	25,264.00	SF		1.00	1.00	1.00	2.50	2.50	63,160							
2	2500	C	SRVC SHOPS	0			0.00	0.00	25,265.00	SF		1.00	1.00	1.00	2.50	2.50	63,162							

BUILDING CHARACTERISTICS		CONSTRUCTION	
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Exterior Wall	25	MOD METAL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	06	VINYL ASB 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	02	WOOD FRAME 100	
Story Height		14 100	
RMS		5 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	210	110	
AOF	500	110	
BAS	2,630	100	
CAN	180	30	
FST	1,160	50	
TOTALS	4,680		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7300	04	4,045	107.6741	55.99	226,480	1991	1991	0	0	50.00	50.00
3 SER/SALES			0% - 2022	Heated Area: 3340			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	1
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TOTAL JUST VALUE			391,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: RIMROCK DEVELOPMENT						

EXTRA FEATURES																
L N	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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N42 FST= N58 W20 AOF= W25 S20 E25 N20\$ S58 E20\$ W20 N38 W25 S50 AOF= S10 E21 N10W21\$ E21 S10 W21 S20 CAN= S4 E45 N4 W45\$ E45 \$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV