COMM SE COR OF NE1/4 OF SE1/4,
RUN W 980.30 FT FOR POB, CONT
W 50 FT, N 191.34 FT, W 526.98

NORTH FLORIDA PROPERTY DESIGN LLC
172 SW TERRY TER
LAKE CITY, FL 32024

2027

07-4S-17-08130-004

BUILDING CHARACTERISTICS

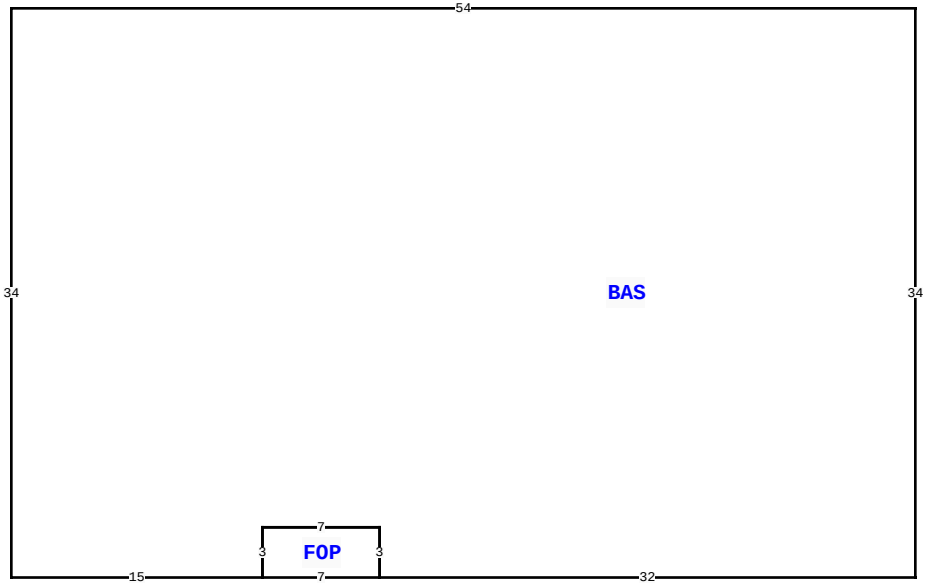
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	1900	PROFESS SVC/BLD
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	1,815	100		1,815	123,253
FOP	21	30		6	407
TOTALS	1,836			1,821	123,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,821	145.0980	113.18	206,101	1997	1997	0	0	0	40.00	60.00

2 OFFICE MED 0% - 2021 Heated Area: 1815 HX Base Yr



1297 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,661
TOTAL MARKET OB/XF VALUE	10,888
TOTAL LAND VALUE - MARKET	46,920
TOTAL MARKET VALUE	181,469
SOH/AGL Deduction	0
ASSESSED VALUE	181,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,469
TOTAL JUST VALUE	181,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,469

SALE:1:1: 2.04 ACRES

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12299	COMMERCIAL	425	03/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/2676	10/02/2020	WD	Q	I	01	230,000
GRANTOR: RICHARD & INGEBORG WE						
GRANTEE: NORTH FLORIDA PROPE						
0777/2064	7/28/1993	WD	Q	V		21,500
GRANTOR: KAZI FAISAL						
GRANTEE: RICHARD WEIZENECKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S34 E15 FOP= E7 N3 W7 S3$ N3 E7 S3 E32 N34$.

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	750.00	UT	1.50	1.50	100	1997	1997	3	100	1,125	
2	0260	PAVEMENT-A	0	0	0	0	10,848.00	UT	0.90	0.90	100	1997	1997	3	100	9,763	

LAND DESCRIPTION

TOTAL OB/XF 10,888

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	1900	C	PROF BLDG	0		CI	0.00	0.00	2.04	AC		1.00	1.00	1.00	23,000.00	23,000.00	46,920							

REVIEW DATE 02/06/2026 BY JB Total Acres: 2.04 Total Land Value: 46,920 Market: 0 Agricultural: 0 Common: 46,920 PRINTED 11/16/2026 BY SYS