COMM SE COR OF SW1/4, W 30.51 FT
DEG W 96.04 FT, N 6 DEG W 277.09
FT, N 470.27 FT, N 80 DEG E 396.

5BC FLORIDA, INC/GONZALEZ WILSON
334 SW COMMERCE DR
LAKE CITY, FL 32025

2026

08-3S-17-04903-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3359 N US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	126,995
TOTAL MARKET VALUE	126,995
SOH/AGL Deduction	27,780
ASSESSED VALUE	99,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,215
TOTAL JUST VALUE	126,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046280	Electrical Servic	0	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2336	10/12/2023	WD	Q	V	01	100,000
GRANTOR: GONZALEZ WILSON						
GRANTEE: 5BC FLORIDA, INC						
1471/179	7/14/2022	WD	Q	V	01	200,000
GRANTOR: I-10 TIMBER CO & I-10						
GRANTEE: GONZALEZ WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					18.00	AC		1.00	0.00	1.00	7,000.00	7,000.00	126,000							
2	9630	C	SWAMP	0					24.88	AC		1.00	1.00	1.00	40.00	40.00	995							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 42.88 Total Land Value: 126,995 Market: 0 Agricultural: 0 Common: 126,995 PRINTED 05/08/2026 BY SYS