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.

GONZALEZ WILSON/JZ TRUST
334 SW COMMERCE DR
LAKE CITY, FL 32025

# 2027

08-3S-17-04903-009

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
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| | | | |
|---|---|---|---|
| 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 | 17,858 |
| ASSESSED VALUE | 109,137 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 109,137 |
| 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 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1581/2552 | 10/22/2026 | WD | U | V | 16 | 200,000 |
| GRANTOR: 5BC INC | | | | | | |
| GRANTEE: ZAREOU JAIN M | | | | | | |
| 1500/2336 | 10/12/2023 | WD | Q | V | 01 | 100,000 |
| GRANTOR: GONZALEZ WILSON | | | | | | |
| GRANTEE: 5BC FLORIDA, INC | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/09/2025 BY MLU Total Acres: 42.88 Total Land Value: 126,995 Market: 0 Agricultural: 0 Common: 126,995 PRINTED 11/16/2026 BY SYS