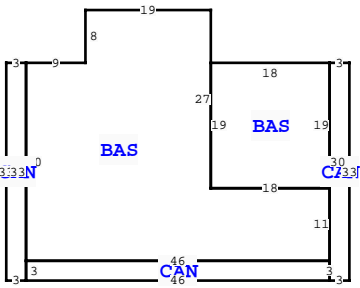
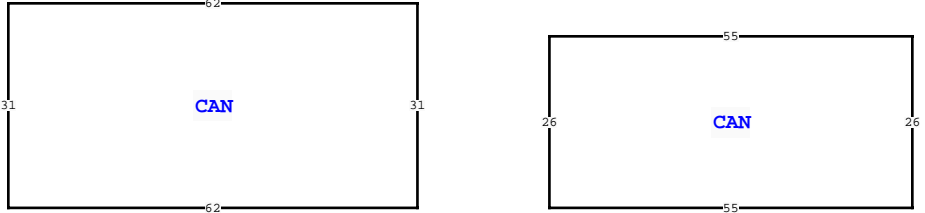




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	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	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	342	100	
BAS	1,190	100	
CAN	99	30	
CAN	99	30	
CAN	138	30	
CAN	1,430	30	
CAN	1,922	30	
TOTALS	5,220		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	2,639	106.7248	81.11	214,049	1954	1995	0	0	45.00	55.00	
1 NBHD CONVE 0% - 2025 Heated Area: 1532 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,727	
TOTAL MARKET OB/XF VALUE		16,500	
TOTAL LAND VALUE - MARKET		457,370	
TOTAL MARKET VALUE		591,597	
SOH/AGL Deduction		85,612	
ASSESSED VALUE		505,985	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		505,985	
TOTAL JUST VALUE		591,597	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052108	Signs - New or Ex	48,000	01/17/2025
000046042	Roof Replacement	22,572	12/06/2022
28415	REMODEL	100	03/12/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2576	7/19/2024	WD	U	I	35	2,130,000

GRANTOR: MELBOURNE PROPERTY GR
GRANTEE: COBROD 1 LLC
1515/2032 5/30/2024 QC U I 11 100
GRANTOR: SAHA SAGAR
GRANTEE: MELBOURNE PROPERTY

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
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
2	0253	LIGHTING	0	0	0	3.00	UT	500.00	500.00	100	2002	2002	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3554 N US HIGHWAY 441 , LAKE CITY

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W9 CAN= W3 S33 E3 N33\$ S30 CAN= S3 E46 N3 W46 \$ E46 CAN= S3 E3 N33 W3 S30 \$ N11BAS= N19 W18 S19E18\$ W18 N27 W19 S8\$ PTR=N30 CAN= N31 W62 S31 E62\$ S30\$ PTR= N30 E20 CAN= E55 N26 W55 S26\$ S30 W20\$.

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	1410	C	CONV STORE	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	3.25	3.25	141,570								
2	1410	C	CONV STORE	0			0.00	0.00	15.79	AC		1.00	1.00	1.00	20,000.00	20,000.00	315,800								