N 51.30 FT OF BLOCK 109 W OF
SR-47. COLUMBIA CITY & ALSO TO
C/L OF ADJOINING VACATED PARTS

**WEE CARE PRE-SCHOOL & DAYCARE**
6170 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2026**

**10-5S-16-03552-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 10516.090 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 3,000 |
| TOTAL MARKET VALUE | 6,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 6,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 6,000 |
| TOTAL JUST VALUE | 6,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 6,000 |

LAND:1:1: 52" OF 109 COLUMBIA CITY

SALE:1:1: ALSO SEE 819-1625-26 & 819-1628

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1345/0862 | 9/28/2017 | WD | U | I | 37 | 6,400 |
| GRANTOR: BOBBIE LYNN CLARK | | | | | | |
| GRANTEE: WEE CARE PRE-SCHOOL | | | | | | |
| 0819/1627 | 3/21/1996 | WD | Q | I | | 10,600 |
| GRANTOR: RAY & CLEM WILSON | | | | | | |
| GRANTEE: ORIN & BOBBIE POTTE | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 3,000 | | | | | | | |

REVIEW DATE 09/09/2019 BY BC Total Acres: 0.15 Total Land Value: 3,000 Market: 0 Agricultural: 0 Common: 3,000 PRINTED 06/23/2026 BY SYS