LOTS 2,3,4,5 & 6 "247 PLACE".
721-849, 744-716, 978-428, 986-1

T3W DEVELOPMENT, LLC
2521 264TH ST
O'BRIEN, FL 32071

2026

11-4S-16-02918-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.00	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

123 SW COMPANION CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,445
TOTAL MARKET VALUE	157,445
SOH/AGL Deduction	0
ASSESSED VALUE	157,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,445
TOTAL JUST VALUE	157,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2479	2/18/2022	WD	Q	V	01	175,000
GRANTOR: TOLAR ELAINE						
GRANTEE: T3W DEVELOPMENT, LL						
986/1746	6/18/2003	WD	Q	V	01	50,000
GRANTOR: GIEBEIG PETER W						
GRANTEE: TOLAR ELAINE						

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	1000	C	VACANT COMME	0		CI	0.00	0.00	0.82	AC		1.00	1.00	1.00	65,000.00	65,000.00	53,300							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	0.96	AC		1.00	1.00	0.50	65,000.00	32,500.00	31,200							
3	1000	C	VACANT COMME	0		CI	0.00	0.00	1.11	AC		1.00	1.00	0.50	65,000.00	32,500.00	36,075							
4	1000	C	VACANT COMME	0		CI	0.00	0.00	1.45	AC		1.00	1.00	0.25	65,000.00	16,250.00	23,562							
5	1000	C	VACANT COMME	0		CI	0.00	0.00	0.75	AC		1.00	1.00	0.25	65,000.00	16,250.00	12,188							
6	1000	C	VACANT COMME	0		CI	0.00	0.00	0.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	1,120							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 5.17 Total Land Value: 157,445 Market: 0 Agricultural: 0 Common: 157,445 PRINTED 06/22/2026 BY SYS