COMM SE COR OF N1/2 OF NE1/4 OF
645.43 FT TO W R/W US-41 FOR POB
296 FT, NW 273.1 FT, NE 228.5 FT

SUWANNEE INVESTMENT CORPORATION % W J HALEY
,

2027

13-3S-16-02106-001

BUILDING CHARACTERISTICS

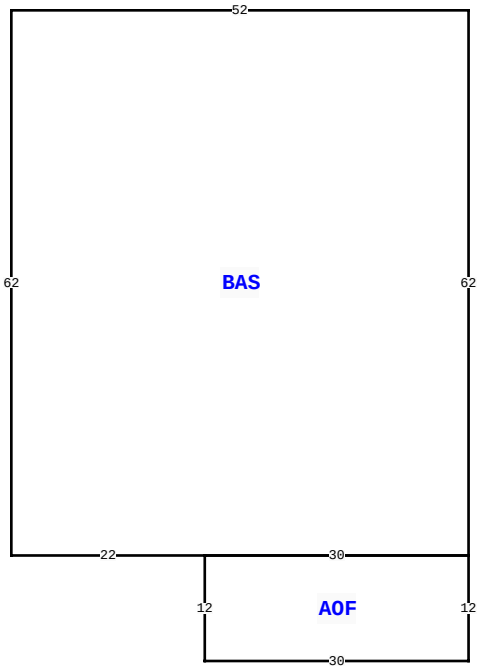
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		24 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	360	150		540	8,154
BAS	3,224	100		3,224	48,683
TOTALS	3,584			3,764	56,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	3,764	70.2281	30.20	113,673	1966	1966	0	0	0	50.00	50.00

1 MANUF LGHT 0% - 0 Heated Area: 3584 HX Base Yr



3140 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0255	MBL HOME S	0	0	12	46	552.00	UT	1.00	1.00	100	2003	2003	3	100	552	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,836
TOTAL MARKET OB/XF VALUE	2,402
TOTAL LAND VALUE - MARKET	28,600
TOTAL MARKET VALUE	87,838
SOH/AGL Deduction	0
ASSESSED VALUE	87,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,838
TOTAL JUST VALUE	87,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S62 E22 AOF= S12 E30 N12 W30$ E30 N62$.

LAND DESCRIPTION

TOTAL OB/XF 2,402

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	4100	C	LIGHT MFG	0		I	0.00	0.00	1.43	AC		1.00	1.00	1.00	20,000.00	20,000.00	28,600							

REVIEW DATE 05/10/2023 BY JB Total Acres: 1.43 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2026 BY SYS