COMM SE COR, RUN N 532.03 FT,
NW 859.43 FT FOR POB, CONT NW
150.17 FT, N 58 DG E 11 FT,

GRECIAN & COMPANY INC
P O BOX 2947
LAKE CITY, FL 32056

2027

13-3S-16-02110-000

BUILDING CHARACTERISTICS

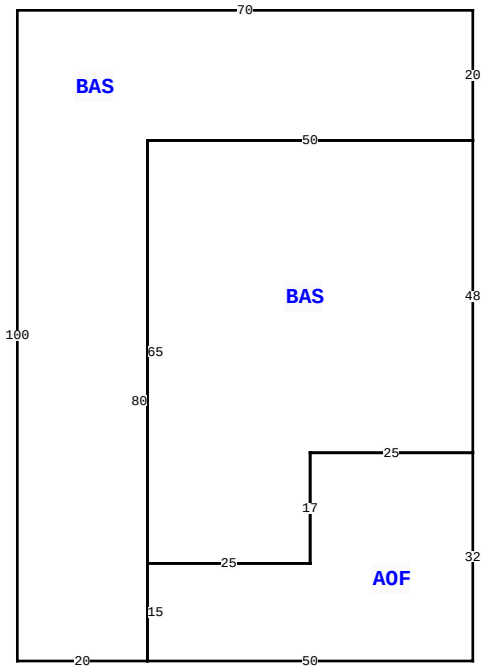
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,175	150		1,762	27,681
BAS	2,825	100		2,825	44,381
BAS	3,000	100		3,000	47,130
TOTALS	7,000			7,587	119,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	7,587	82.6956	31.42	238,384	1967	1980	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 7000 HX Base Yr



2988 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	500.00	UT	3.50	3.50	100	0	0	3	100	1,750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,500	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	119,192
TOTAL MARKET OB/XF VALUE	13,250
TOTAL LAND VALUE - MARKET	18,600
TOTAL MARKET VALUE	151,042
SOH/AGL Deduction	0
ASSESSED VALUE	151,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,042
TOTAL JUST VALUE	151,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11733	STORAGE	250	10/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/0646	4/27/2007	WD	Q	I	01	100
GRANTOR: ROBERT B ELLIS						
GRANTEE: GRECIAN & COMPANY I						
1102/0830	11/13/2006	WD	Q	I		150,000
GRANTOR: ROBERT B ELLIS						
GRANTEE: MICHAEL KLANDERUD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 W70 S100 E20 N80 E50$ BAS= W50 S65 AOF= S15 E50 N32 W25 S17 W25$ E25 N17 E25 N48$.

LAND DESCRIPTION

TOTAL OB/XF 13,250

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	0.62	AC		1.00	1.00	1.50	20,000.00	30,000.00	18,600							

REVIEW DATE 05/10/2023 BY JB Total Acres: 0.62 Total Land Value: 18,600 Market: 0 Agricultural: 0 Common: 18,600 PRINTED 11/16/2026 BY SYS