COMM AT NW COR OF SEC, RUN E
556.55 FT FOR POB, NW 89.90 FT
TO S R/W OF BELL RD, E ALONG

AVH PI COLUMBIA LLC
P O BOX 143346
CORAL GABLES, FL 33114

2027

17-3S-17-04980-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17317.00	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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	269,800
TOTAL MARKET VALUE	273,300
SOH/AGL Deduction	16,445
ASSESSED VALUE	256,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,855
TOTAL JUST VALUE	273,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2241	8/03/2020	PR	U	V	19	517,500
GRANTOR: JENNY SCAFF DRAWDY &						
GRANTEE: AVH PI COLUMBIA LLC						
1287/0035	12/30/2014	WD	U	V	12	365,000
GRANTOR: COLUMBIA BANK						
GRANTEE: STAFFORD L SCAFF JR						

BUILDING NOTES

BUILDING DIMENSIONS

3270 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		RSF/MH	0.00	0.00	13.49	AC		1.00	1.00	1.00	20,000.00	20,000.00	269,800							

REVIEW DATE 08/14/2015 BY DF Total Acres: 13.49 Total Land Value: 269,800 Market: 0 Agricultural: 0 Common: 269,800 PRINTED 11/17/2026 BY SYS