COMM NW COR OF SE1/4, RUN W 84.6
E R/W US 441, SE ALONG R/W 134.9
R/W 1006.71 FT, NE 107.52 FT, CO

FORTY SEVEN PROPERTIES INC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

17-4S-17-08410-002

BUILDING CHARACTERISTICS

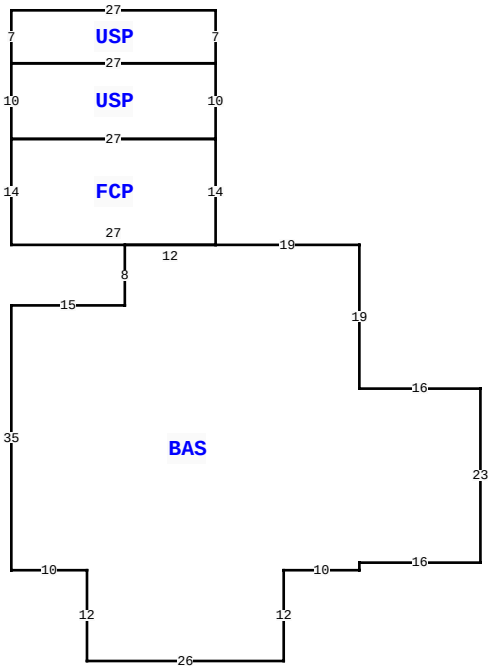
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100		2,538	158,223
FCP	378	25		94	5,860
USP	189	35		66	4,115
USP	270	35		94	5,860
TOTALS	3,375			2,792	174,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,792	85.6320	95.91	267,781	1965	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2538 HX Base Yr



3795 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,462
TOTAL MARKET OB/XF VALUE	3,158
TOTAL LAND VALUE - MARKET	25,740
TOTAL MARKET VALUE	219,360
SOH/AGL Deduction	0
ASSESSED VALUE	219,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,360
TOTAL JUST VALUE	219,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052712	Roof Replacement	7,000	03/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1520	1/30/2020	QC	U	I	11	100
GRANTOR: FORTY SEVEN PROPERTIE						
GRANTEE: FORTY SEVEN PROPERT						
1347/2685	11/14/2017	WD	U	I	37	166,500
GRANTOR: JUSTIN L & MICHELLE L						
GRANTEE: FORTY SEVEN PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FCP= N14 USP= N10 USP= N7 W27 S7 E27$ W27 S10 E27$ W27 S14 E27$ W12 S8 W15 S35 E10 S12 E26 N12 E10N1 E16 N23 W16 N19$.

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	0166	CONC,PAVMT	0	0	18	24	1.00	UT	0.00	0.00	100	0	0	3	100	484	
2	0011	BARN,BLK A	0	0	0	0	1.00	UT	1,674.00	1,674.00	100	0	0	3	100	1,674	
3	0190	FPLC PF	0	0	0	0	1.00	UT	600.00	600.00	100	2013	2013	3	100	600	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,158

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	2.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	25,740							

REVIEW DATE 05/04/2017 BY BC Total Acres: 2.86 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 06/23/2026 BY SYS

COMM NW COR OF SE1/4, RUN W 84.6
E R/W US 441, SE ALONG R/W 134.9
R/W 1006.71 FT, NE 107.52 FT, CO

FORTY SEVEN PROPERTIES INC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

17-4S-17-08410-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	NONE 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

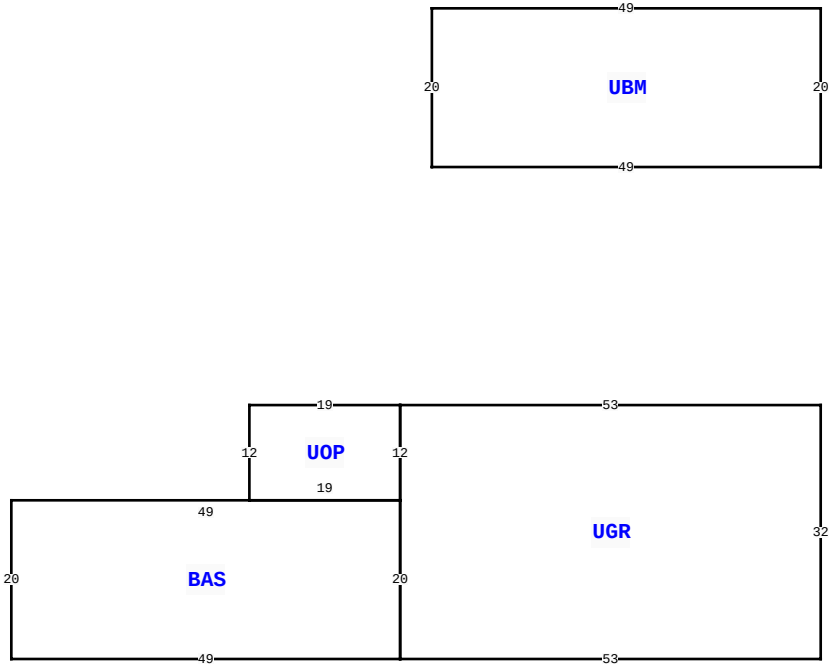
NEIGHBORHOOD/LOC 17417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	6,738
UBM	980	50		490	3,369
UGR	1,696	50		848	5,830
UOP	228	30		68	468
TOTALS	3,884			2,386	16,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	2,386	37.1700	13.75	32,808	1965	1965	0	0	0	50.00	50.00

2 C B MISC 0% - 0 Heated Area: 980 HX Base Yr



3795 S 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,462
TOTAL MARKET OB/XF VALUE	3,158
TOTAL LAND VALUE - MARKET	25,740
TOTAL MARKET VALUE	219,360
SOH/AGL Deduction	0
ASSESSED VALUE	219,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,360
TOTAL JUST VALUE	219,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1520	1/30/2020	QC	U	I	11	100
GRANTOR: FORTY SEVEN PROPERTIE						
GRANTEE: FORTY SEVEN PROPERT						
1347/2685	11/14/2017	WD	U	I	37	166,500
GRANTOR: JUSTIN L & MICHELLE L						
GRANTEE: FORTY SEVEN PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W53 UOP= W19 S12 E19 N12$ S12 BAS= W49 S20 E49 N20$ S20 E53 N32$ PTR=N30 UBM= N20 W49 S20 E49$ S30$.

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

REVIEW DATE 05/04/2017 BY BC Total Acres: 2.86 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 06/23/2026 BY SYS