LOT 1 CAPITAL BUSINESS PARK S/D.
WD 1523-2469,

FORTY SEVEN DEVELOPMENT LLC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

17-4S-17-08410-101

BUILDING CHARACTERISTICS

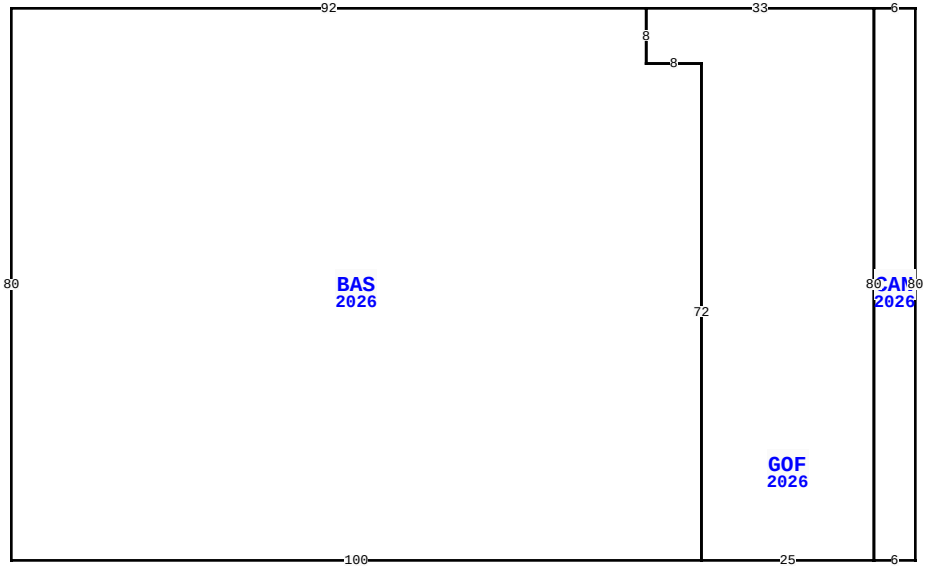
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		20 100
RMS		8 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,936	100	2026	7,936	419,859
CAN	480	30	2026	144	7,618
GOF	2,064	185	2026	3,818	201,994
TOTALS	10,480			11,898	629,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	11,898	140.6398	53.44	635,829	2025	2025	0	0	0	1.00	99.00

1 PREF M B A 0% - 2026 Heated Area: 10000 HX Base Yr



3847 S US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	629,471
TOTAL MARKET OB/XF VALUE	31,880
TOTAL LAND VALUE - MARKET	317,116
TOTAL MARKET VALUE	978,467
SOH/AGL Deduction	58,598
ASSESSED VALUE	919,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	919,869
TOTAL JUST VALUE	978,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	978,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051354	New Commercial Co	500,000	11/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2469	9/16/2024	WD	U	I	11	100

GRANTOR: FORTY SEVEN PROPERTIE

GRANTEE: FORTY SEVEN DEVELOP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-10] S80 E100 N72 W8 N8 W92 $
GOF=[YR=2026;ORIG=102,-10] S8 E8 S72 E25 N80 W33 $
CAN=[YR=2026;ORIG=135,-10] S80 E6 N80 W6 $
.

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	1,250.00	UT	8.00	8.00	100	2026	2025		100	10,000	
2	0260	PAVEMENT-A	0	0	0	0	10,100.00	UT	2.00	2.00	100	2026	2025		100	20,200	
3	0166	CONC,PAVMT	0	0	0	0	560.00	UT	3.00	3.00	100	2026	2025		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 31,880

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	4817	C	STORG/ OFF	0			250.00	437.00	158,558.00	SF		1.00	1.00	1.00	2.00	2.00	317,116							

REVIEW DATE 12/05/2025 BY mark Total Acres: 3.64 Total Land Value: 317,116 Market: 0 Agricultural: 0 Common: 317,116 PRINTED 11/17/2026 BY SYS