

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	
1	PREF M B A	0%	- 2026									

Heated Area: 10000 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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			142,222
ASSESSED VALUE			836,245
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			836,245
TOTAL JUST VALUE			978,467
NCON VALUE			661,351
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,358

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

EXTRA FEATURES																	
L N	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
2	0140	CLFENCE 6	0	0	0	0	1,250.00	UT	8.00	8.00	100	2026	2025		100	10,000	
3	0260	PAVEMENT-A	0	0	0	0	10,100.00	UT	2.00	2.00	100	2026	2025		100	20,200	
4	0166	CONC, PAVMT	0	0	0	0	560.00	UT	3.00	3.00	100	2026	2025		100	1,680	

3847 S US HIGHWAY 441, LAKE CITY

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 \$			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								