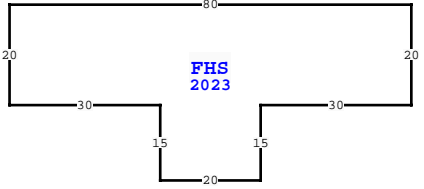
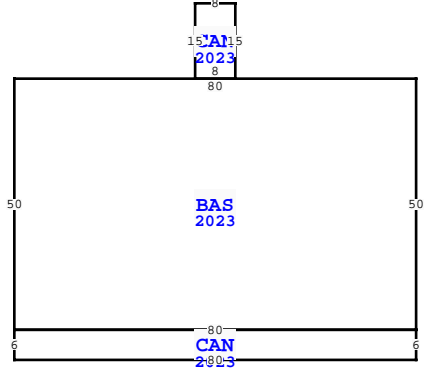




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	21	STONE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	08	8 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		9 100
Stories	1.5	1.5 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2023									Heated Area: 5900	HX Base Yr



Quality	05	05			
DOR CODE	4100	LIGHT MANUFACTURE			
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	4,000	100	2023	4,000	361,150
CAN	120	30	2023	36	3,251
CAN	480	30	2023	144	13,002
FHS	1,900	30	2023	570	51,464
TOTALS	6,500			4,750	428,866

3845 S US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES														TOTAL OB/XF			
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
1	0260	PAVEMENT-A	0	0	0	0	13,192.00	UT	2.00	2.00	100	2023	2022		100	26,384	
2	0166	CONC, PAVMT	0	0	0	0	504.00	UT	3.00	3.00	100	2023	2022		100	1,512	
3	0140	CLFENCE 6	0	0	0	0	900.00	UT	8.00	8.00	100	2023	2022		100	7,200	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2023	2022		100	4,500	
5	0260	PAVEMENT-A	0	0	0	0	32,197.00	UT	2.00	2.00	100	2023	2022		100	64,394	

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	4100	C	LIGHT MFG	0			262.00	432.00	126,760.00	SF		1.00	1.00	1.00	2.00	2.00	253,520							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,276,315
TOTAL MARKET OB/XF VALUE			103,990
TOTAL LAND VALUE - MARKET			253,520
TOTAL MARKET VALUE			1,633,825
SOH/AGL Deduction			0
ASSESSED VALUE			1,633,825
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,633,825
TOTAL JUST VALUE			1,633,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,520,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41221	NEW COMMERCIAL BU		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=10,0] S50 E80 N50 W80 \$
FHS=[YR=2023;ORIG=110,0] S20 E30 S15 E20 N15 E30 N20 W80 \$
CAN=[YR=2023;ORIG=10,50] S6 E80 N6 W80 \$
CAN=[YR=2023;ORIG=46,-15] S15 E8 N15 W8 \$

