LOT 2 CAPITAL BUSINESS PARK S/D.

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

2027

17-4S-17-08410-102

BUILDING CHARACTERISTICS

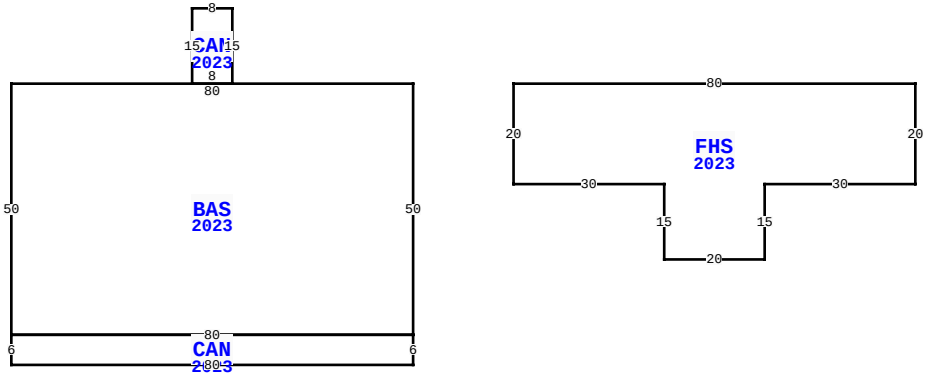
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,750	124.5012	92.13	437,618	2022	2022	0	0	0	2.00	98.00

1 OFFICE LOW 0% - 2023 Heated Area: 5900 HX Base Yr



3845 S US HIGHWAY 441, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	1,633,825

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 103,990

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	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							

REVIEW DATE 05/09/2024 BY TP Total Acres: 2.91 Total Land Value: 253,520 Market: 0 Agricultural: 0 Common: 253,520 PRINTED 11/17/2026 BY SYS

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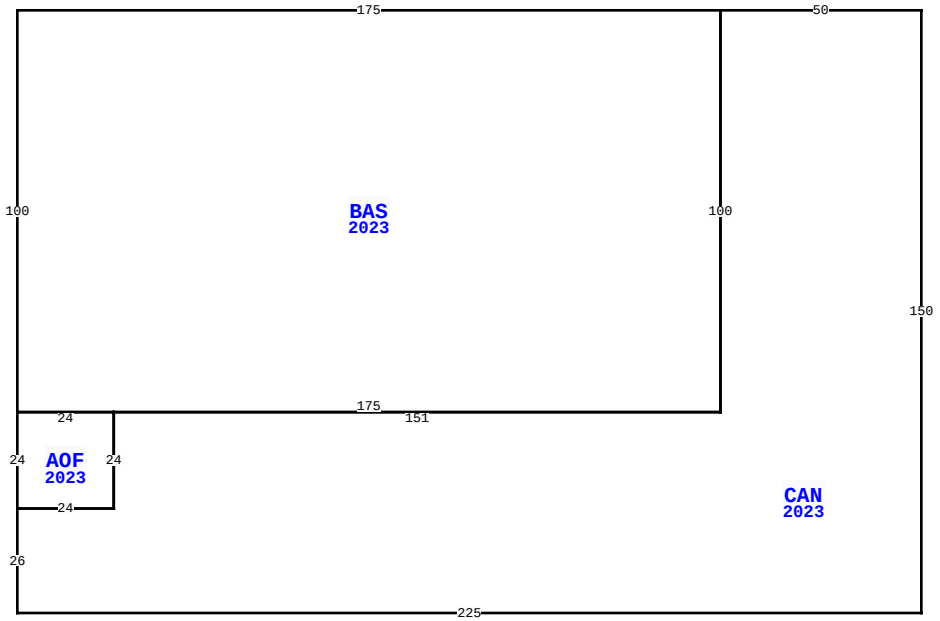
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		22 100
RMS		4 100
Stories	1.	1. 100
Condition Adj	03	03 100
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
AOF	576	150	2023	864	31,743
BAS	17,500	100	2023	17,500	642,954
CAN	15,674	30	2023	4,702	172,752
TOTALS	33,750			23,066	847,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	23,066	98.6480	37.49	864,744	2022	2022	0	0	0	2.00	98.00

2 PREF M B A 0% - 2023 Heated Area: 18076 HX Base Yr



3845 S US HIGHWAY 441, LAKE CITY

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

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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BASE TAXABLE VALUE	1,633,825
TOTAL JUST VALUE	1,633,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,633,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-128,-96] S100 E175 N100 W175 $
CAN=[YR=2023;ORIG=47,-96] E50 S150 W225 N26 E24 N24 E151 N100 $
AOF=[YR=2023;ORIG=-128,4] S24 E24 N24 W24 $
.

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

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