BEG INTERS E R/W US HWY 41 & S L OF SE1/4, RUN E 350.5 FT, N 210. 474.69 FT TO E R/W OF US HWY 41,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

17-4S-17-08415-001

BUILDING CHARACTERISTICS

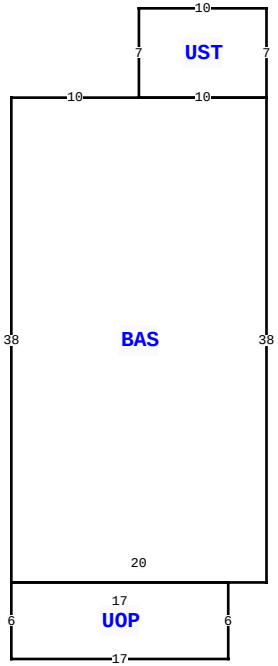
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	760	100		760	28,713
UOP	102	20		20	756
UST	70	45		32	1,209
TOTALS	932			812	30,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	812	85.8600	94.45	76,693	1947	1947	25	0	0	35.00	40.00

1 SINGLE FAM 0% - 2023 Heated Area: 760 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
SOH/AGL Deduction	0
ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26391	COMMERCIAL	0	11/06/2007
26295	M H	275	09/28/2007
16649	M H	125	02/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S38 UOP= S6 E17 N6W17$ E20 N38 UST= N7 W10 S7 E10$ W10$.

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	0020	BARN,FR	0	0	0	0	240.00	UT	14.00	14.00	20	0	0	3	20	672	
2	0166	CONC,PAVMT	0	0	0	0	540.00	UT	3.00	3.00	100	2008	2008	3	100	1,620	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 23,492

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	0200	C	MBL HM	0			0.00	0.00	83,200.00	SF		1.00	1.00	1.00	1.50	1.50	124,800							
2	0100	C	SFR	0		00	0.00	0.00	8,276.40	SF		1.00	1.00	1.00	1.50	1.50	12,415							

REVIEW DATE 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS

BEG INTERS E R/W US HWY 41 & S L
OF SE1/4, RUN E 350.5 FT, N 210.
474.69 FT TO E R/W OF US HWY 41,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

17-4S-17-08415-001

BUILDING CHARACTERISTICS

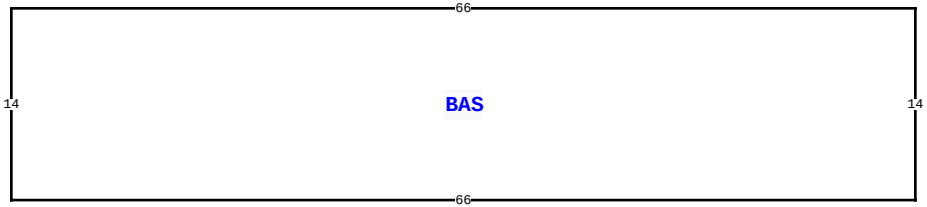
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	924	100		924	21,736
TOTALS	924			924	21,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	98.0100	58.81	54,340	1989	1989	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
SOH/AGL Deduction	0
ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS

BEG INTERS E R/W US HWY 41 & S L OF SE1/4, RUN E 350.5 FT, N 210. 474.69 FT TO E R/W OF US HWY 41,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

17-4S-17-08415-001

BUILDING CHARACTERISTICS

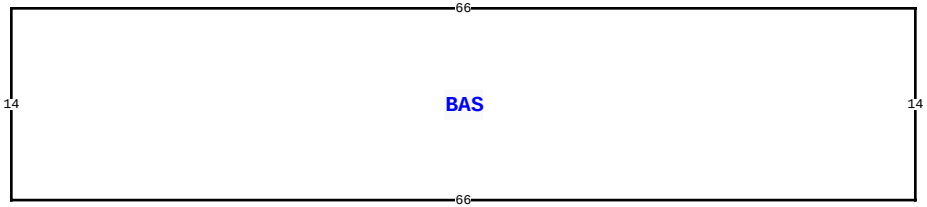
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	924	100		924	21,936
TOTALS	924			924	21,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	98.9100	59.35	54,839	1988	1988	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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 3 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
SOH/AGL Deduction	0
ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS

BEG INTERS E R/W US HWY 41 & S L OF SE1/4, RUN E 350.5 FT, N 210. 474.69 FT TO E R/W OF US HWY 41,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

17-4S-17-08415-001

BUILDING CHARACTERISTICS

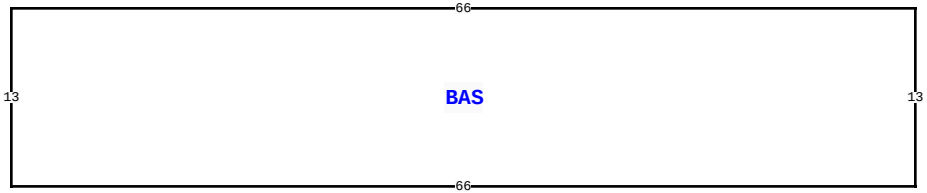
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	858	100		858	21,110
TOTALS	858			858	21,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	858	102.5100	61.51	52,776	1998	1998	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2023 Heated Area: 858 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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 4 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
SOH/AGL Deduction	0
ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S13 E66 N13$.

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 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS

BEG INTERS E R/W US HWY 41 & S L OF SE1/4, RUN E 350.5 FT, N 210. 474.69 FT TO E R/W OF US HWY 41,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

17-4S-17-08415-001

BUILDING CHARACTERISTICS

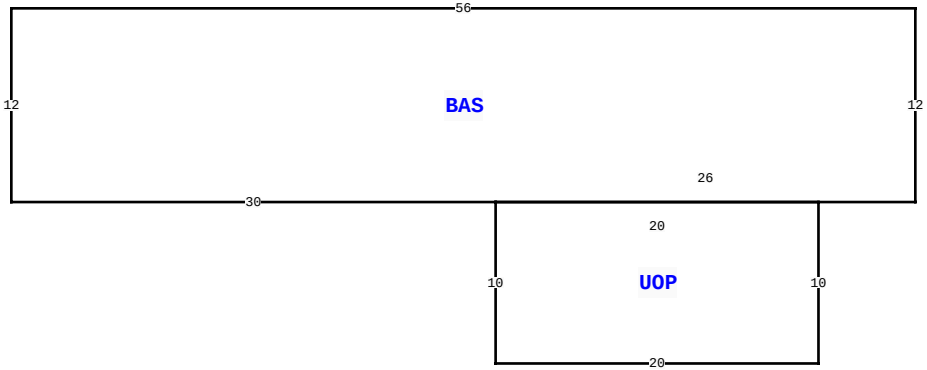
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0111	SFRES/STORE/SHOP
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	672	100		672	10,658
UOP	200	25		50	793
TOTALS	872			722	11,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	722	66.0825	39.65	28,627	1968	1968	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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 5 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
SOH/AGL Deduction	0
ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E30 UOP= S10 E20 N10 W20$ E26 N12$.

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 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS

BEG INTERS E R/W US HWY 41 & S L
OF SE1/4, RUN E 350.5 FT, N 210.
474.69 FT TO E R/W OF US HWY 41,

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LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

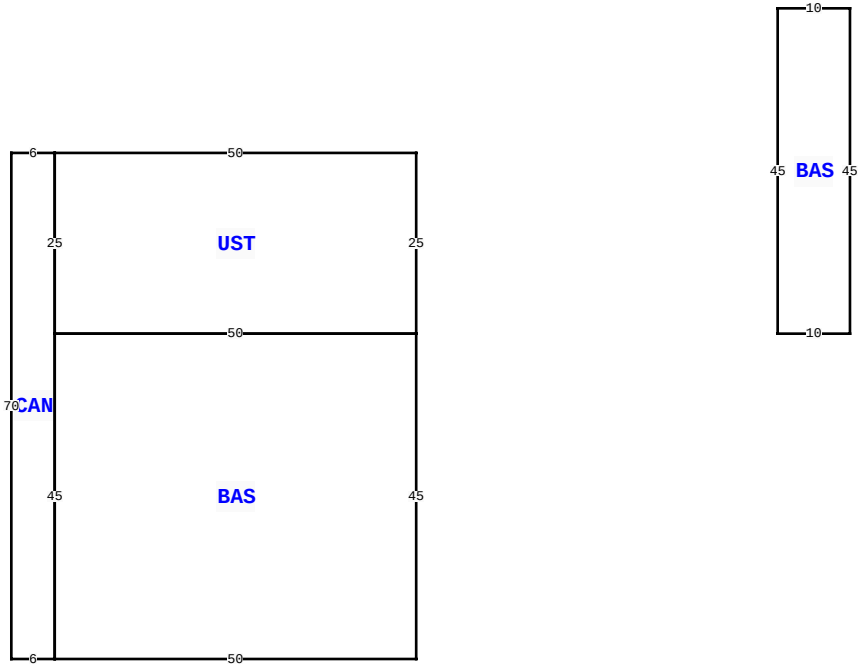
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	450	100		450	19,616
BAS	2,250	100		2,250	98,080
CAN	420	30		126	5,492
UST	1,250	40		500	21,796
TOTALS	4,370			3,326	144,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	3,326	139.9008	53.16	176,810	2008	2008	0	0	0	18.00	82.00

7 PREF M B A 0% - 2023 Heated Area: 2700 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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 6 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
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ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N25 W50 S25 E50$ BAS= W50 CAN= N25 W6 S70 E6 N45$ S45 E50 N45$ PTR=E50 BAS= E10 N45 W10 S45$ W50$.

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 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS

BEG INTERS E R/W US HWY 41 & S L OF SE1/4, RUN E 350.5 FT, N 210. 474.69 FT TO E R/W OF US HWY 41,

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

17-4S-17-08415-001

BUILDING CHARACTERISTICS

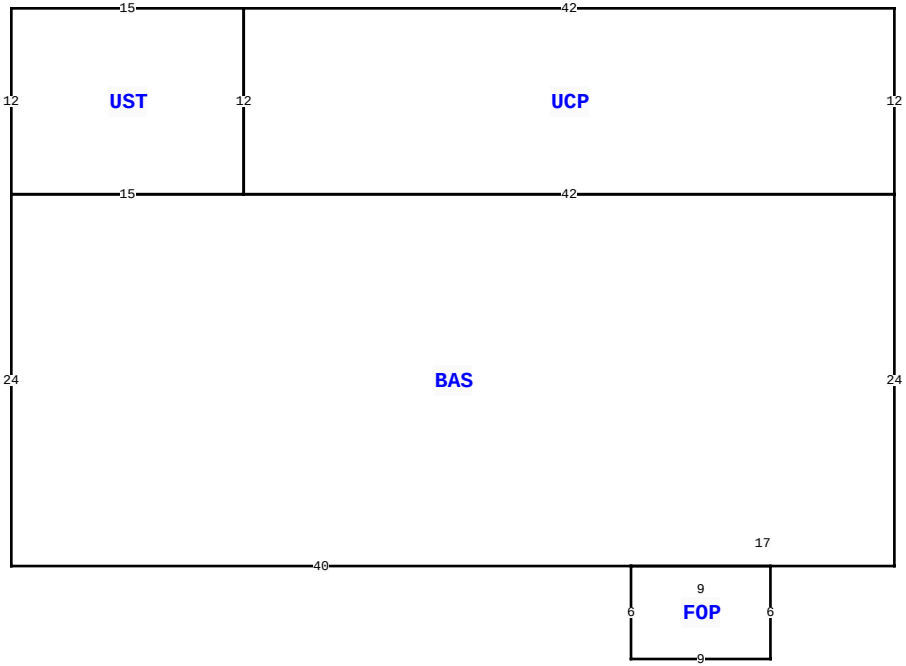
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	1,368	100		1,368	69,122
FOP	54	30		16	808
UCP	504	20		101	5,103
UST	180	45		81	4,093
TOTALS	2,106			1,566	79,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	114.8400	126.32	197,817	1976	1976	25	0	0	35.00	40.00

8 SINGLE FAM 0% - 2023 Heated Area: 1368 HX Base Yr



4189 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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 7 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	331,021
TOTAL MARKET OB/XF VALUE	23,492
TOTAL LAND VALUE - MARKET	137,215
TOTAL MARKET VALUE	491,728
SOH/AGL Deduction	0
ASSESSED VALUE	491,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,728
TOTAL JUST VALUE	491,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/786	9/21/2022	WD	Q	I	01	525,000
GRANTOR: S & T PROPERTIES LLC						
GRANTEE: SAMSUM LLC						
1127/0982	8/03/2007	WD	Q	I	01	100
GRANTOR: SCOTT A & TAMMY J CRE						
GRANTEE: S & T PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= N12 W15 S12 E15$ W15 S24 E40 FOP= S6 E9 N6 W9$ E17 N24$ UCP= N12 W42 S12 E42$.

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 01/09/2023 BY CP Total Acres: 2.10 Total Land Value: 137,215 Market: 0 Agricultural: 0 Common: 137,215 PRINTED 11/17/2026 BY SYS