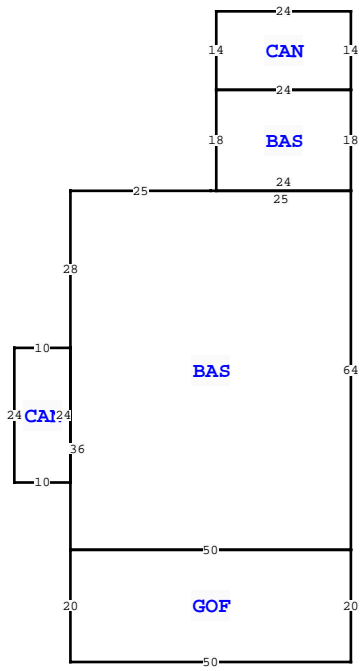




ELEMENT		CD	CONSTRUCTION
Exterior Wall	27	PREFIN	MTL 80
Exterior Wall	20	FACE	BRICK 20
Roof Structure	10	STEEL	FRME 100
Roof Cover	14	PREFIN	MT 100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC	FINSH 100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing	4	100	
Frame	05	STEEL	100
Story Height		14	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	432	100	
BAS	3,200	100	
CAN	240	30	
CAN	336	30	
GOF	1,000	185	
TOTALS	5,208		

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%	- 2025	273,532	1987	1987	0	0	40.00	60.00
Heated Area: 4632					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		279,929	
TOTAL MARKET OB/XF VALUE		8,824	
TOTAL LAND VALUE - MARKET		50,894	
TOTAL MARKET VALUE		339,647	
SOH/AGL Deduction		0	
ASSESSED VALUE		339,647	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		339,647	
TOTAL JUST VALUE		339,647	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		333,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10923	COMMERCIAL	225	03/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/300	1/19/2024	WD	Q	I	01	420,000
GRANTOR: THORSBY JUDY J AS PR						
GRANTEE: JAA INVESTMENT PROP						
0615/0636	12/01/1986	WD	Q	V		19,300
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0160	CLFENCE 10	0	0	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
3	0260	PAVEMENT-A	0	0	0	0	2.00	UT	1,790.00	1,790.00	60
4	0166	CONC, PAVMT	0	0	0	0	1,664.00	UT	1.50	1.50	100
TOTALS											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S28 CAN= W10 S24 E10 N24\$ S36 GOF= S20 E50 N20 W50\$ E50 N64 BAS= N18 CAN= N14 W24 S14 E24\$ W24 S18 E24\$ W25\$.	

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	2500	C	SRVC SHOPS	0		I	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							
2	9630	C	SWAMP	0		I	0.00	0.00	3.31	AC		1.00	1.00	1.00	270.00	270.00	894							

COMM SW COR OF VALLEY PARK S/D,
TO S R/W WALDO ST, W ALONG R/W 1
DEG W 81.74 FT TO THE INTERS OF

JAA INVESTMENT PROPERTIES, LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

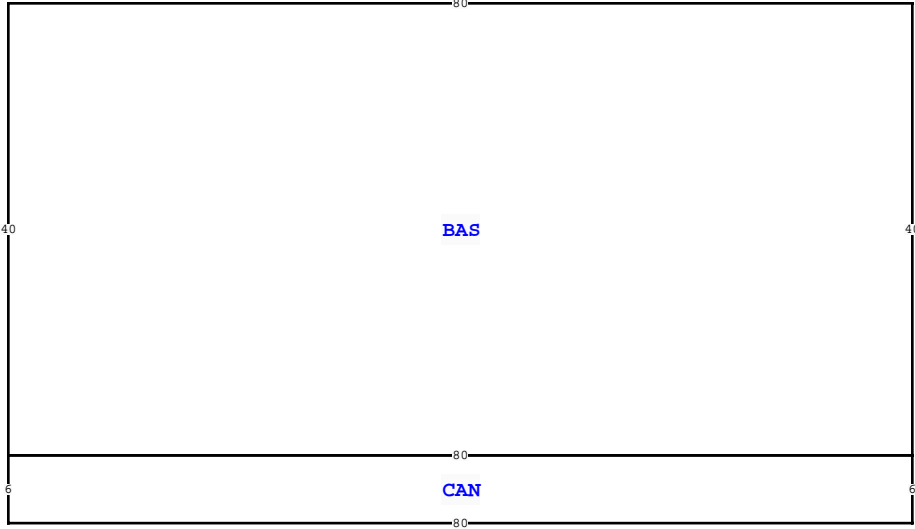
2026

19-3S-17-05139-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		14 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	06	06	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,200	100	
CAN	480	30	
TOTALS	3,680		
			3,344
			115,810

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	PREF	M B A	0%	- 2025								
				Heated Area: 3200				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			279,929
TOTAL MARKET OB/XF VALUE			8,824
TOTAL LAND VALUE - MARKET			50,894
TOTAL MARKET VALUE			339,647
SOH/AGL Deduction			0
ASSESSED VALUE			339,647
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			339,647
TOTAL JUST VALUE			339,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/300	1/19/2024	WD Q	Q	I	01	420,000
GRANTOR: THORSBY JUDY J AS PR						
GRANTEE: JAA INVESTMENT PROP						
0615/0636	12/01/1986	WD Q	Q	V		19,300
GRANTOR:						
GRANTEE:						

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
685 NW WALDO ST, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W80 S40 CAN= S6 E80 N6 W80\$ E80 N40\$.	

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