

BEG AT A POINT ON N LINE OF SW1/
AT ITS INTERS WITH W R/W OF US H
S ALONG R/W 140.70 FT, W 100.29

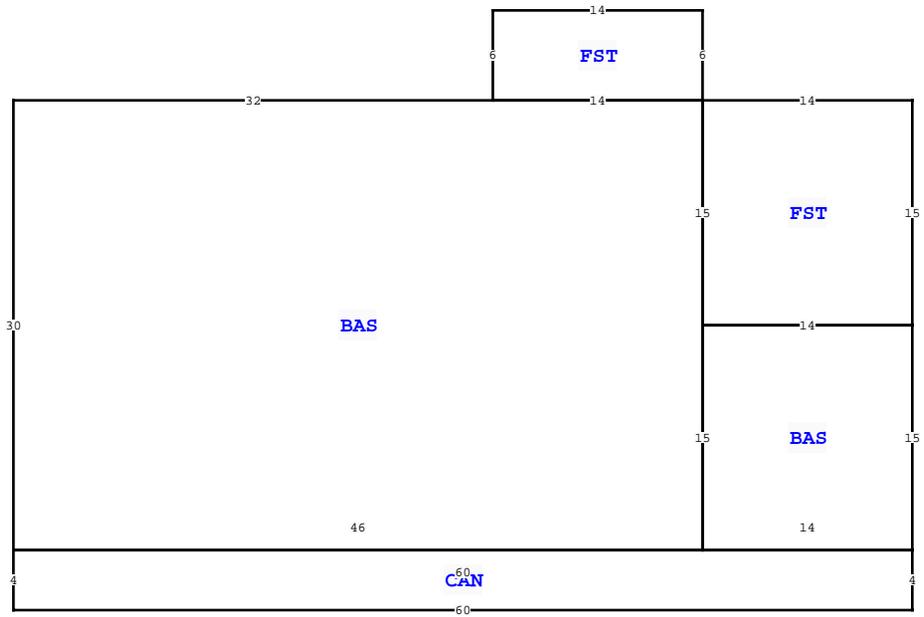
FIVE POINTS PAWN LLC
2072 N HWY 441
LAKE CITY, FL 32055

2026

20-3S-17-05232-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	70
Interior Wall	04	PLYWOOD	30
Interior Floor	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	210	100	
BAS	1,380	100	
CAN	240	30	
FST	84	50	
FST	210	50	
TOTALS	2,124		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	STORE RETL	0%	- 0										
Heated Area: 1590 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			24,221
TOTAL MARKET OB/XF VALUE			11,968
TOTAL LAND VALUE - MARKET			32,984
TOTAL MARKET VALUE			69,173
SOH/AGL Deduction			0
ASSESSED VALUE			69,173
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			69,173
TOTAL JUST VALUE			69,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,752
LAND:2:1: POOR UTILITY BACK PART OF PARCEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1106	7/11/2017	QC	U	I	11	100
GRANTOR: JOCK R & MEAGAN PHELP						
GRANTEE: FIVE POINTS PAWN LL						
1187/0008	1/06/2010	WD	U	I	37	6,000
GRANTOR: MARCELLO PROPERTIES I						
GRANTEE: JOCK & MEAGAN PHELP						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	2,000.00	2,000.00	50	2003	2003	3	50	1,000	
2	0169	FENCE/WOOD	0	0	36	40	UT	1,200.00	1,200.00	50	2008	2008	3	50	600	
3	0040	BARN, POLE	0	0	36	36	UT	2.00	2.00	100	2008	2008	3	100	2,592	
4	0040	BARN, POLE	0	0	36	36	UT	3.00	3.00	100	2008	2008	3	100	3,888	
5	0040	BARN, POLE	0	0	36	36	UT	3.00	3.00	100	2008	2008	3	100	3,888	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W32 S30 CAN= S4 E60 N4 W60\$ E46 BAS= E14 N15 W14 S15\$ N15 FST= E14 N15 W14 S15\$ N15 FST= N6 W14 S6 E14\$ W14\$.			

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	1100	C	STORE 1FLR	0		00	0.00	0.00	43,978.00	SF		1.00	1.00	1.00	0.75	0.75	32,984							