

COMM NW COR OF SE1/4 OF SW1/4, R
 FT TO E R/W OF US-441, RUN S ALO
 FT FOR POB, CONT S 193.28 FT, TO

JAYVEER LLC
 4066 NW WISTERIA DRIVE
 LAKE CITY, FL 32055

2026

20-3S-17-05341-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
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	80	100	
BAS	544	100	
BAS	2,386	100	
CAN	560	30	
FST	190	50	
TOTALS	3,760		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4301	04	3,273	84.9056	59.43	194,514	1972	1972	0	0	50.00	50.00

1 NBHD STORE 0% - 0 Heated Area: 3010 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			97,257
TOTAL MARKET OB/XF VALUE			5,600
TOTAL LAND VALUE - MARKET			26,220
TOTAL MARKET VALUE			129,077
SOH/AGL Deduction			0
ASSESSED VALUE			129,077
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,077
TOTAL JUST VALUE			129,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33690	RECONNECT	0	01/11/2016
17267	COMMERCIAL	120	08/01/2000
10427	COMMERCIAL	94	11/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/1802	10/18/2013	WD	U	I	37	250,000
GRANTOR: S & S RENTALS LLC						
GRANTEE: JAYVEER LLC						
0970/2190	12/03/2002	WD	Q	I	02	100
GRANTOR: SIMPKINS & SHERIFF AS						
GRANTEE: S & S RENTALS LLC						

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
1	0260	PAVEMENT-A	0	0	80	60	1.00	UT 6,500.00	80	0	0
2	0140	CLFENCE	6	0	0	0	1.00	UT 500.00	80	1993	1993

TOTAL OB/XF											
5,600											
1521 N US HIGHWAY 441 , LAKE CITY											
BLD DATE			LGL DATE			LGL DATE			AG DATE		
XF DATE			LAND DATE			LAND DATE			AG DATE		
INC DATE			AG DATE			AG DATE			AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 BAS= W40 S22 E12 N12 E28 N10\$ S10 W28 S12 W12 S18											
CAN= S7 E80 N7 W80\$ E80 N13 BAS= N8 W10 S8 E10\$ W10 N8 FST=											
E10 N19 W10 S19 \$ N19\$.											

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	34,960.00	SF		1.00	1.00	1.00	0.75	0.75	26,220							