SW1/4 OF NW1/4 AS LIES E OF US-4 EX 4.41 AC IN SE COR & THE S 565 OF NW1/4 OF NW1/4.

W 6 ENTERPRISES LLC
P O BOX 1546
LAKE CITY, FL 32056

2027

21-4S-17-08634-000

BUILDING CHARACTERISTICS

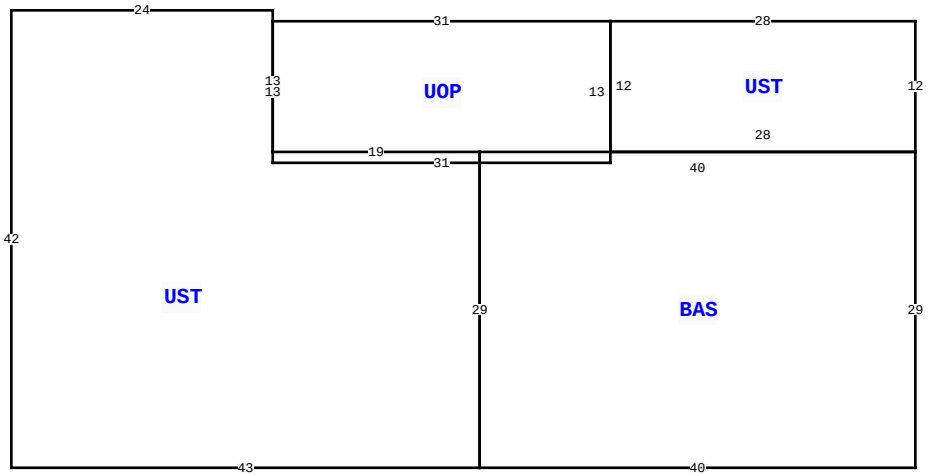
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	5068	IMP AG/DAIRY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100		1,160	14,605
UOP	403	20		81	1,020
UST	336	40		134	1,687
UST	1,559	40		624	7,856
TOTALS	3,458			1,999	25,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,999	51.3872	25.18	50,335	1952	1952	0	0	0	50.00	50.00

4 SERV SHOP 0% - 0 Heated Area: 1160 HX Base Yr



4539 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	03/15/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,623
TOTAL MARKET OB/XF VALUE	24,650
TOTAL LAND VALUE - MARKET	356,000
TOTAL MARKET VALUE	222,523
SOH/AGL Deduction	0
ASSESSED VALUE	222,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,523
TOTAL JUST VALUE	504,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042194	Electrical Servic	500	06/22/2021
27732	ADDN COMM	135	04/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0907	9/06/2006	WD	Q	I	01	40,000

GRANTOR: JOHN & BETHANY WILLIS

GRANTEE: W 6 ENTERPRISES LLC

BUILDING NOTES

BUILDING DIMENSIONS

UST= N12 W28 UOP= W31 S13 E31 N13$ S12 E28$ BAS= W40 UST= W19 N13 W24 S42 E43 N29$ S29 E40 N29$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	18,000	
2	0294	SHED WOOD/	0	0	20	30	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 24,650

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	4400	C	PACK/STMKT	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820							
3	5600	A	TIMBER 3	0		00	0.00	0.00	30.00	AC		1.00	1.00	1.00	281.00	281.00	8,430							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	36.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	292,000							

REVIEW DATE 07/14/2021 BY JB Total Acres: 44.50 Total Land Value: 74,250 Market: 292,000 Agricultural: 10,250 Common: 64,000 PRINTED 11/17/2026 BY SYS

SW1/4 OF NW1/4 AS LIES E OF US-4 EX 4.41 AC IN SE COR & THE S 565 OF NW1/4 OF NW1/4.

W 6 ENTERPRISES LLC
P O BOX 1546
LAKE CITY, FL 32056

2027

21-4S-17-08634-000

BUILDING CHARACTERISTICS

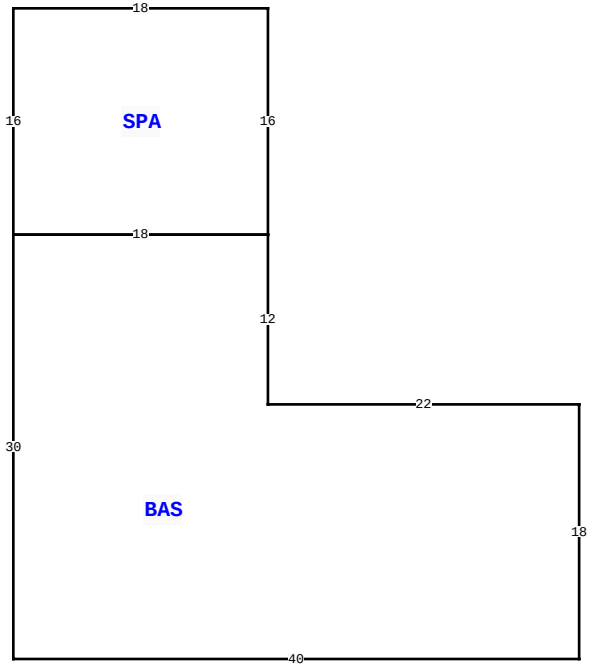
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5068	IMP AG/DAIRY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	36,439
SPA	288	85		245	9,538
TOTALS	1,224			1,181	45,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	1,181	101.1226	77.86	91,953	1952	1952	0	0	0	50.00	50.00

5 RESTAURANT 0% - 0 Heated Area: 1181 HX Base Yr



4539 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,623
TOTAL MARKET OB/XF VALUE	24,650
TOTAL LAND VALUE - MARKET	356,000
TOTAL MARKET VALUE	222,523
SOH/AGL Deduction	0
ASSESSED VALUE	222,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,523
TOTAL JUST VALUE	504,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0907	9/06/2006	WD	Q	I	01	40,000

GRANTOR: JOHN & BETHANY WILLIS

GRANTEE: W 6 ENTERPRISES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N12 SPA= N16 W18 S16 E18$ W18 S30 E40 N18$.

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 07/14/2021 BY JB Total Acres: 44.50 Total Land Value: 74,250 Market: 292,000 Agricultural: 10,250 Common: 64,000 PRINTED 11/17/2026 BY SYS

SW1/4 OF NW1/4 AS LIES E OF US-4 EX 4.41 AC IN SE COR & THE S 565 OF NW1/4 OF NW1/4.

W 6 ENTERPRISES LLC
P O BOX 1546
LAKE CITY, FL 32056

2027

21-4S-17-08634-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE 5068 IMP AG/DAIRY

MAP NUM | MKT AREA 02

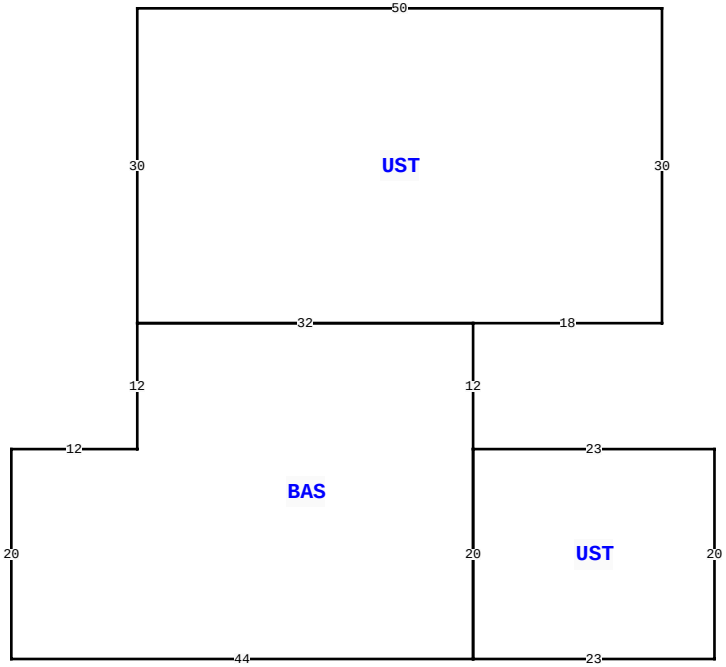
NEIGHBORHOOD/LOC 21417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	24,497
UST	460	40		184	3,566
UST	1,500	40		600	11,628
TOTALS	3,224			2,048	39,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	04	2,048	101.9945	38.76	79,380	1952	1952	0	0	0	50.00	50.00

6 WAREH STOR 0% - 0 Heated Area: 1264 HX Base Yr



4539 S US HIGHWAY 441 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 03/15/2022 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,623
TOTAL MARKET OB/XF VALUE	24,650
TOTAL LAND VALUE - MARKET	356,000
TOTAL MARKET VALUE	222,523
SOH/AGL Deduction	0
ASSESSED VALUE	222,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,523
TOTAL JUST VALUE	504,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0907	9/06/2006	WD	Q	I	01	40,000

GRANTOR: JOHN & BETHANY WILLIS

GRANTEE: W 6 ENTERPRISES LLC

BUILDING NOTES

BUILDING DIMENSIONS

UST= E23 S20 W23 N20$ BAS= N12 UST= E18 N30 W50 S30 E32$W32 S12 W12 S20 E44 N20$.

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 07/14/2021 BY JB Total Acres: 44.50 Total Land Value: 74,250 Market: 292,000 Agricultural: 10,250 Common: 64,000 PRINTED 11/17/2026 BY SYS

SW1/4 OF NW1/4 AS LIES E OF US-4 EX 4.41 AC IN SE COR & THE S 565 OF NW1/4 OF NW1/4.

W 6 ENTERPRISES LLC
P O BOX 1546
LAKE CITY, FL 32056

2027

21-4S-17-08634-000

BUILDING CHARACTERISTICS

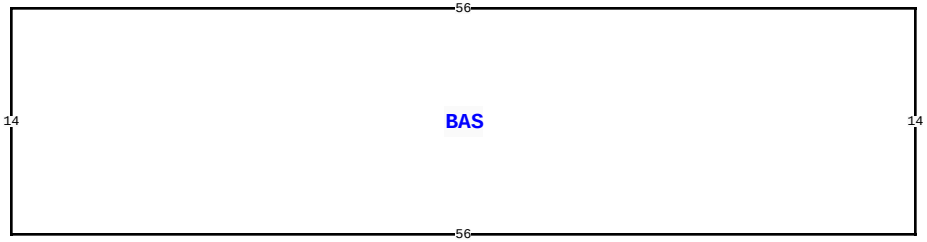
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5068	IMP AG/DAIRY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,789
TOTALS	784			784	12,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	67.9590	40.78	31,972	1970	1970	0	0	0	60.00	40.00

7 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



4539 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,623
TOTAL MARKET OB/XF VALUE	24,650
TOTAL LAND VALUE - MARKET	356,000
TOTAL MARKET VALUE	222,523
SOH/AGL Deduction	0
ASSESSED VALUE	222,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,523
TOTAL JUST VALUE	504,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0907	9/06/2006	WD	Q	I	01	40,000

GRANTOR: JOHN & BETHANY WILLIS

GRANTEE: W 6 ENTERPRISES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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 07/14/2021 BY JB Total Acres: 44.50 Total Land Value: 74,250 Market: 292,000 Agricultural: 10,250 Common: 64,000 PRINTED 11/17/2026 BY SYS