LOT 5 WINDSWEPT INDUSTRIAL S/D P
925-842, WD 1365-998, WD 1507-72

TRIPLE T ENTERPRISES LLC
364 SW ARROWHEAD TERRACE
LAKE CITY, FL 32024

**2027**

**24-4S-16-03120-105**

## BUILDING CHARACTERISTICS

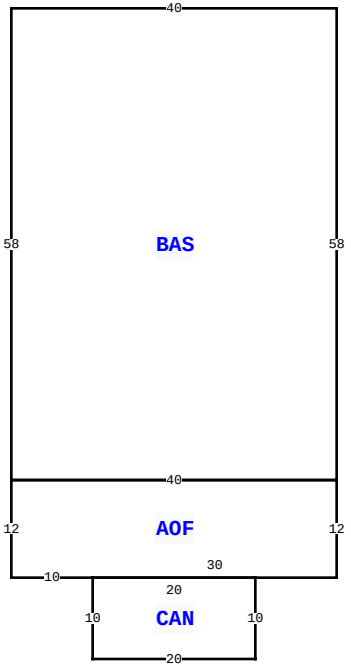
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 18 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 4800 | WAREHOSE/DISTRB |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 480 | 150 | | 720 | 19,740 |
| BAS | 2,320 | 100 | | 2,320 | 63,607 |
| CAN | 200 | 30 | | 60 | 1,645 |
| TOTALS | 3,000 | | | 3,100 | 84,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 3,100 | 83.8864 | 31.88 | 98,828 | 2001 | 2010 | 0 | 0 | 0 | 14.00 | 86.00 |

1 PREF M B A 0% - 2025 Heated Area: 2800 HX Base Yr




364 SW ARROWHEAD TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 84,992 |
| TOTAL MARKET OB/XF VALUE | 5,201 |
| TOTAL LAND VALUE - MARKET | 120,250 |
| TOTAL MARKET VALUE | 210,443 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 210,443 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 210,443 |
| TOTAL JUST VALUE | 210,443 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 210,443 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1507/720 | 1/12/2024 | WD | U | I | 35 | 629,500 |
| GRANTOR: ARROWHEAD 364 LLC | | | | | | |
| GRANTEE: TRIPLE T ENTERPRISE | | | | | | |
| 1365/0998 | 7/24/2018 | WD | U | I | 37 | 375,000 |
| GRANTOR: PHILLIP W & P KIM BUM | | | | | | |
| GRANTEE: ARROWHEAD 364 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S58 AOF= S12 E10 CAN= S10 E20 N10 W20$ E30 N12 W40$ E40 N58$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,667.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 4,001 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,201

| 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 | 4800 | C | WAREHOUSE | 0 | | I | 0.00 | 0.00 | 1.85 | AC | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 120,250 | | | | | | | |

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.85 Total Land Value: 120,250 Market: 0 Agricultural: 0 Common: 120,250 PRINTED 11/16/2026 BY SYS