



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																													
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 466,800 TOTAL LAND VALUE - MARKET 406,560 TOTAL MARKET VALUE 873,360 SOH/AGL Deduction 33,785 ASSESSED VALUE 839,575 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 839,575 TOTAL JUST VALUE 873,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 763,250																															
DOR CODE		4000 VACANT INDUSTRIAL																		PERMIT NUM		DESCRIPTION		AMT		ISSUED																									
MAP NUM																				000049005		Electrical Servic		0		01/12/2024																									
NEIGHBORHOOD/LOC		24416.00 1.00/																		SALES DATA																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE																			
																						1497/177		8/08/2023		WD Q		V 05		592,900																					
GRANTOR: CRAPPS DANIEL TRUSTEE																				GRANTEE: OLD DOMINION FREIGH																															
TOTALS																				397 SW WINDSWEPT GLN, LAKE CITY										BLD DATE		LGL DATE		05/14/2026		MLU															
EXTRA FEATURES																														XF DATE		LAND DATE																			
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		0150		CLFENCE 8				0 0		0 0		1,930.00		UT		10.00		10.00		100		2025		2024		100		19,300																							
2		0169		FENCE/WOOD				0 0		0 0		1.00		UT		1,500.00		1,500.00		100		2025		2024		100		1,500																							
3		0253		LIGHTING				0 0		0 0		12.00		UT		1,500.00		1,500.00		100		2025		2024		100		18,000																							
4		0260		PAVEMENT-A				0 0		0 0		209,350.00		UT		2.00		2.00		100		2025		2024		100		418,700																							
5		0166		CONC, PAVMT				0 0		0 0		3,100.00		UT		3.00		3.00		100		2025		2024		100		9,300																							
TOTAL OB/XF																				466,800																															
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		4000		C		VAC INDUSTRI				0				A-1		0.00		0.00		4.22		AC				1.00		1.00		1.00		48,000.00		48,000.00		202,560															
2		4000		C		VAC INDUSTRI				0				ILW		0.00		0.00		4.25		LT				1.00		1.00		1.00		48,000.00		48,000.00		204,000															
REVIEW DATE																				02/20/2025		BY		ks		Total Acres: 8.47				Total Land Value: 406,560				Market: 0				Agricultural: 0				Common: 406,560				PRINTED 06/22/2026 BY SYS					