LOT 1 WINDSWEPT INDUSTRIAL UNIT
WD 1513-691,

JA PROPERTIES OF NORTHWEST FL LLC
2816 FORESTER TRL
PANAMA CITY BEACH, FL 32405

2027

24-4S-16-03120-601

BUILDING CHARACTERISTICS

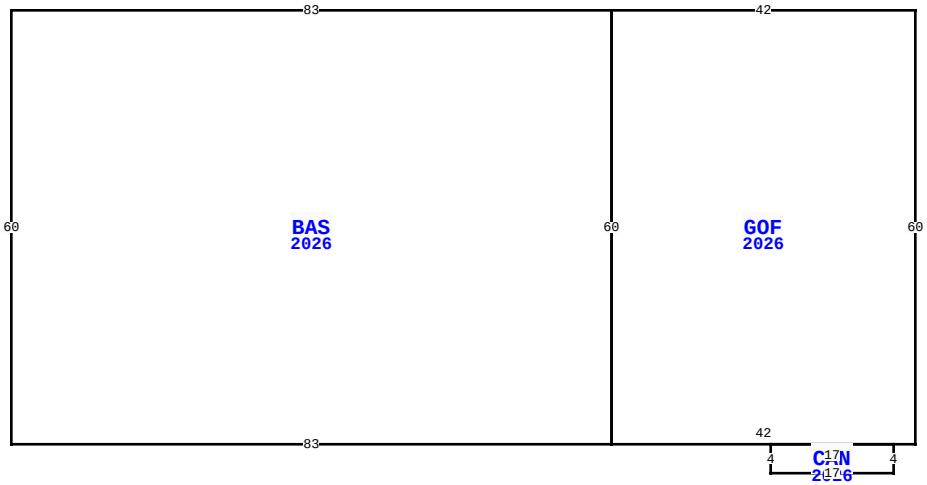
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.07	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,980	100	2026	4,980	293,987
CAN	68	30	2026	20	1,181
GOF	2,520	185	2026	4,662	275,215
TOTALS	7,568			9,662	570,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,662	156.9110	59.63	576,145	2025	2025	0	0	0	1.00	99.00

1 PREF M B A 0% - 2026 Heated Area: 7500 HX Base Yr



372 SW WINDSWEPT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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
1	0166	CONC,PAVMT	0	0	0	0	740.00	UT	3.00	3.00	100	2026	2025		100	2,220	
2	0260	PAVEMENT-A	0	0	0	0	11,877.00	UT	2.00	2.00	100	2026	2025		100	23,754	
3	0140	CLFENCE 6	0	0	0	0	560.00	UT	8.00	8.00	100	2026	2025		100	4,480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	570,384
TOTAL MARKET OB/XF VALUE	30,454
TOTAL LAND VALUE - MARKET	130,650
TOTAL MARKET VALUE	731,488
SOH/AGL Deduction	0
ASSESSED VALUE	731,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	731,488
TOTAL JUST VALUE	731,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	731,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053531	New Commercial Co	400,000	07/07/2025
000053401	Right-of-Way Acce		06/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/691	4/24/2024	WD	Q	V	01	160,000

GRANTOR: CRAPPS DANIEL TRUSTEE

GRANTEE: JA PROPERTIES OF NO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-70,-30] S60 E83 N60 W83 $
GOF=[YR=2026;ORIG=13,-30] S60 E42 N60 W42 $
CAN=[YR=2026;ORIG=35,30] S4 E17 N4 W17 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,454

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	4817	C	STORG/ OFF	0		ILW	0.00	0.00	2.01	AC		1.00	1.00	1.00	65,000.00	65,000.00	130,650							

REVIEW DATE 01/15/2026 BY mark Total Acres: 2.01 Total Land Value: 130,650 Market: 0 Agricultural: 0 Common: 130,650 PRINTED 11/16/2026 BY SYS