LOT 2 WINDSWEPT INDUSTRIAL UNIT

WD 1465-2554, QC 1467-1359, WD 1

FROST INNOVATIONS LLC
1468 SW MAIN BLVD, STE 105
LAKE CITY, FL 32025

2027

24-4S-16-03120-602

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,650
TOTAL MARKET VALUE	130,650
SOH/AGL Deduction	9,045
ASSESSED VALUE	121,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,605
TOTAL JUST VALUE	130,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1278	6/18/2024	WD	Q	V	01	163,000
GRANTOR: JFRANCES ENTERPRISES						
GRANTEE: FROST INNOVATIONS L						
1467/1359	5/25/2022	QC	U	V	11	100
GRANTOR: SORENSEN MATTHEW						
GRANTEE: JFRANCES ENTERPRISE						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	4000	C	VAC INDUSTRI	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 05/14/2026 BY MLU Total Acres: 2.01 Total Land Value: 130,650 Market: 0 Agricultural: 0 Common: 130,650 PRINTED 11/16/2026 BY SYS