

COMM AT INTERS OF N LINE OF
SEC & E R/W OF U S HWY 41, RUN
S 210 FT FOR POB, E 210 FT, S

G&N BAR INC
17014 NW US HIGHWAY 441
HIGH SPRINGS, FL 32643

2026

27-7S-17-10055-000



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,000 TOTAL MARKET VALUE 9,000 SOH/AGL Deduction 750 ASSESSED VALUE 8,250 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,250 TOTAL JUST VALUE 9,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,500																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1560/871</td> <td>1/28/2026</td> <td>PR</td> <td>U</td> <td>I</td> <td>19</td> <td>150,000</td> </tr> </tbody> </table> GRANTOR: FISHMAN ALAN M GRANTEE: G&N BAR INC 1161/0614 10/27/2008 WD Q I 03 300,000 GRANTOR: WILLIAM B SCHEEL GRANTEE: ALAN M FISHMAN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1560/871	1/28/2026	PR	U	I	19	150,000
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1560/871	1/28/2026	PR	U	I	19	150,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 MLU																							
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																											
																	BUILDING NOTES																										
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 06/23/2026 BY SYS																																											