LOT 7 WEST END BUSINESS PARK S/D
WD 1096-654, WD 1330-562, WD 148

CRB INVESTMENT PROPERTIES LLC
PO BOX 48
FORT WHITE, FL 32038

2027

28-3S-16-02372-027

BUILDING CHARACTERISTICS

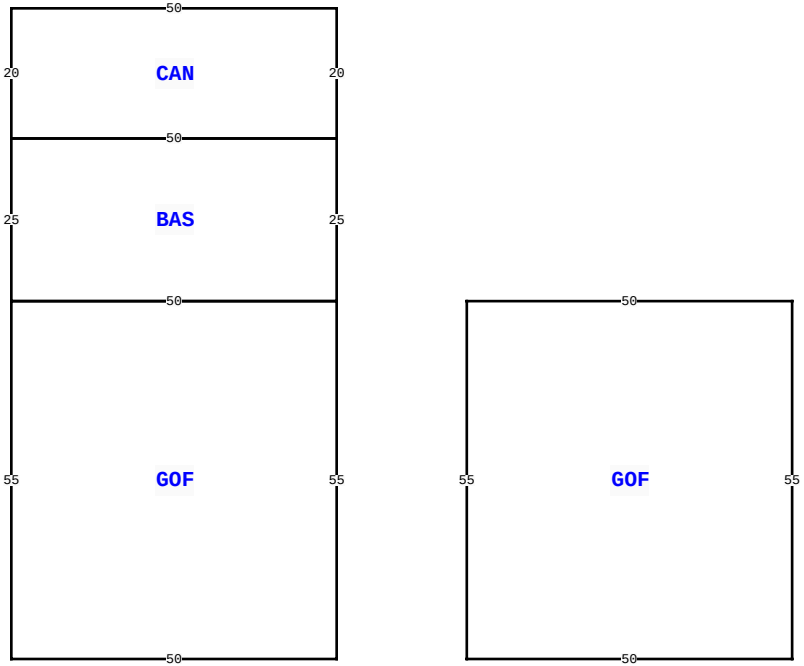
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	2.	2. 100
Units		0 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	40,055
CAN	1,000	30		300	9,613
GOF	2,750	185		5,088	163,038
GOF	2,750	185		5,088	163,038
TOTALS	7,750			11,726	375,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	11,726	104.0956	39.56	463,881	2007	2007	0	0	0	19.00	81.00

1 PREF M B A 0% - 2025 Heated Area: 6750 HX Base Yr



165 NW AMENITY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	5,110.00	UT	3.00	3.00	100	2007	2007	3	100	15,330	
2	0140	CLFENCE 6	0	0	0	0	510.00	UT	9.50	9.50	100	2007	2007	3	100	4,845	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	375,744
TOTAL MARKET OB/XF VALUE	20,175
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	436,919
SOH/AGL Deduction	0
ASSESSED VALUE	436,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,919
TOTAL JUST VALUE	436,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025503	COMMERCIAL	400	02/07/2007
25224	COMMERCIAL	250	11/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/882	8/09/2024	WD	Q	I	01	525,000
GRANTOR: HUDSON FAMILY TRUST D						
GRANTEE: CRB INVESTMENT PROP						
1504/2411	4/06/2023	WD	U	I	11	100
GRANTOR: HUDSON WAYNE T SR						
GRANTEE: HUDSON FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W50 S20 BAS= S25 GOF= S55 E50 PTR=E20 GOF= E50 N55 W50 S55$ W20$ N55 W50$ E50 N25 W50$ E50 N20$.

LAND DESCRIPTION

TOTAL OB/XF 20,175

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	1700	C	1STORY OFF	0		CG	0.00	0.00	1.00	LT		1.00	1.00	1.00	41,000.00	41,000.00	41,000							

REVIEW DATE 03/09/2026 BY ME Total Acres: 0.52 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/17/2026 BY SYS