A PART OF LOT 1 BLOCK 4 FLORA
CREST FARMS UNIT A DESC AS:
COMM SW COR OF SAID LOT 1, RUN

PERRY CLIFFORD/HAWKINS JACKIE B
5686 GUM SWAMP RD
LAKE CITY, FL 32055

2027

28-4S-17-08815-001

BUILDING CHARACTERISTICS

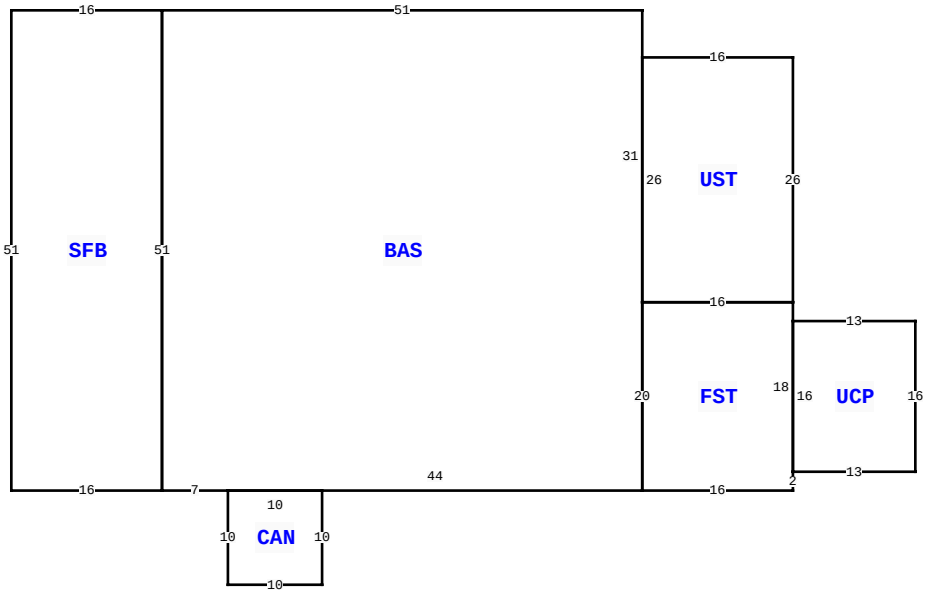
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,601	100		2,601	54,595
CAN	100	30		30	630
FST	320	50		160	3,359
SFB	816	80		653	13,707
UCP	208	20		42	882
UST	416	40		166	3,485
TOTALS	4,461			3,652	76,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3300	04	3,652	60.8372	41.98	153,311	1950	1950	0	0	0	50.00	50.00

1 NCLUB/BARS 0% - 0 Heated Area: 3417 HX Base Yr



5416 S US HIGHWAY 441 , 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,656
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,925
TOTAL MARKET VALUE	100,581
SOH/AGL Deduction	0
ASSESSED VALUE	100,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,581
TOTAL JUST VALUE	100,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1315	7/27/2017	WD	U	I	35	145,000
GRANTOR: ARTHUR DENNIS						
GRANTEE: CLIFFORD PERRY & JA						
1144/1290	2/21/2008	WD	Q	I	03	200,000
GRANTOR: GERALD V & EILEEN A F						
GRANTEE: ARTHUR & MARY DENNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 SFB= W16 S51 E16 N51$ S51 E7 CAN= S10 E10 N10 W10$ E44 FST= E16 N2 UCP= E13 N16 W13 S16$ N18 W16 S20$ N20 UST= E16 N26 W16 S26$ N31$.

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	3300	C	NIGHT CLUB	0		A-1	0.00	0.00	0.55	AC		1.00	1.00	1.50	29,000.00	43,500.00	23,925							

REVIEW DATE 06/27/2017 BY DF Total Acres: 0.55 Total Land Value: 23,925 Market: 0 Agricultural: 0 Common: 23,925 PRINTED 11/17/2026 BY SYS