

BEG 418.02 FT W OF NE COR OF SE1  
S 398.39 FT TO NE R/W US-27, NW  
FT, E 437.40 FT TO POB.

K2 DEVELOPMENT LLC  
792 SW BASCOM NORRIS DR  
LAKE CITY, FL 32025

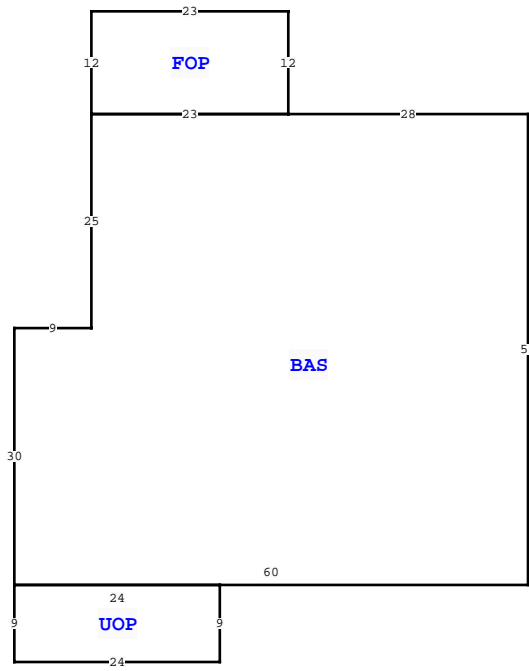
2026

29-6S-16-03969-005



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
Condition Adj	01 01 100
Quality	03 03
DOR CODE	1100 STORES/1 STORY
MAP NUM	29616.00 MKT AREA 02
NEIGHBORHOOD/LOC	29616.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	3,075 100 3,075 36,027
FOP	276 30 83 972
UOP	216 20 43 504
TOTALS	3,567 3,201 37,503

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	STORE RETL	0%	- 2023		93,757	1974	1974	0	0	10	50.00	40.00	
Heated Area: 3075 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		54,135	
TOTAL MARKET OB/XF VALUE		14,357	
TOTAL LAND VALUE - MARKET		57,600	
TOTAL MARKET VALUE		126,092	
SOH/AGL Deduction		33	
ASSESSED VALUE		126,059	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		126,059	
TOTAL JUST VALUE		126,092	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		121,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/201	4/05/2022	WD	U	I	37	155,000
GRANTOR: WOOSTER ROBERT E						
GRANTEE: K2 DEVELOPMENT LLC						
1068/0766	12/15/2005	WD	Q	I		135,000
GRANTOR: MAYER						
GRANTEE: WOOSTER						

EXTRA FEATURES																
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
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	200	
2	0020	BARN, FR	0	0	20	66	1.00	UT	3,500.00	50	1993	1993	3	50	1,750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0020	BARN, FR	0	0	20	66	1.00	UT	3,500.00	50	1993	1993	3	50	1,750	
5	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	50	1993	1993	3	50	525	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	500	
7	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	50	1993	1993	3	50	200	
8	0296	SHED METAL	0	0	12	14	168.00	UT	5.00	50	0	0	3	50	420	
9	0255	MBL HOME S	0	0	12	46	552.00	UT	1.00	100	1993	1993	3	100	552	
10	0296	SHED METAL	0	0	8	10	80.00	UT	7.00	100	2005	2005	3	100	560	
TOTALS																13,457

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		CG	0.00	0.00	1.00	AC		1.00	1.00	1.80	16,000.00	28,800.00	28,800							
2	1100	C	STORE 1FLR	0		CG	0.00	0.00	1.00	AC		1.00	1.00	1.80	16,000.00	28,800.00	28,800							

