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

2027

29-6S-16-03969-005

BUILDING CHARACTERISTICS

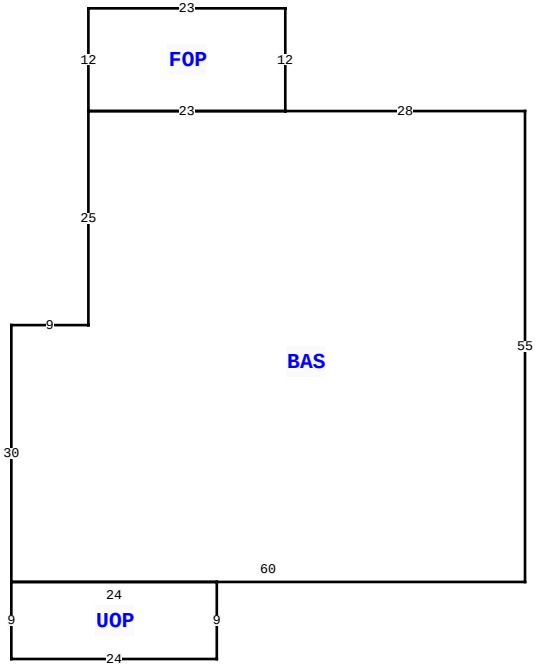
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	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		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
3500	04	3,201	45.7667	29.29	93,757	1974	1974	0	0	10	50.00	40.00

1 STORE RETL 0% - 2023 Heated Area: 3075 HX Base Yr



9429 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0020	BARN,FR	0	0	20	66	1.00	UT	3,500.00	3,500.00	50	1993	1993	3	50	1,750	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	0	20	66	1.00	UT	3,500.00	3,500.00	50	1993	1993	3	50	1,750	
5	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	7.50	50	1993	1993	3	50	525	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
8	0296	SHED METAL	0	0	12	14	168.00	UT	5.00	5.00	50	0	0	3	50	420	
9	0255	MBL HOME S	0	0	12	46	552.00	UT	1.00	1.00	100	1993	1993	3	100	552	
10	0296	SHED METAL	0	0	8	10	80.00	UT	7.00	7.00	100	2005	2005	3	100	560	

LAND DESCRIPTION

TOTAL OB/XF 13,457

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	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							

REVIEW DATE 06/08/2026 BY AJ Total Acres: 2.00 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

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	0
ASSESSED VALUE	126,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,092
TOTAL JUST VALUE	126,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,092

LAND:3:1: MULTI USE HOMESITE

LAND:1:1: 1992 DOR STUDY MULTI USE

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N12 W23 S12 E23$ W23 S25 W9 S30 UOP= S9 E24 N9 W24$ E60 N55 $.

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

2027

29-6S-16-03969-005

BUILDING CHARACTERISTICS

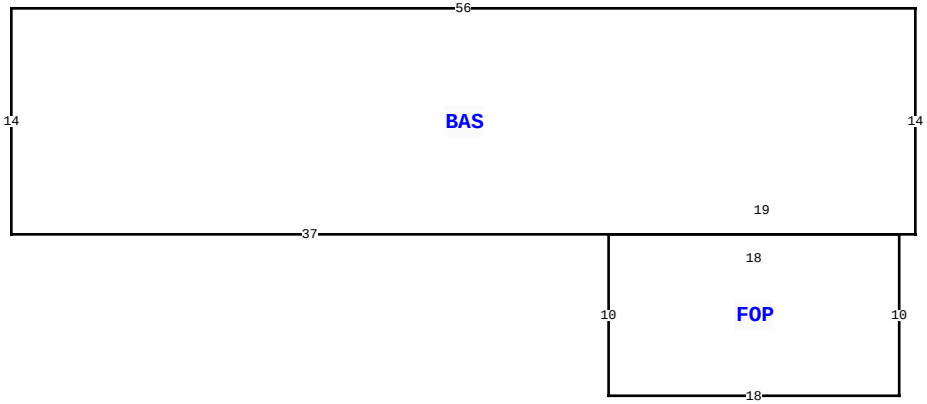
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		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	784	100		784	15,395
FOP	180	35		63	1,237
TOTALS	964			847	16,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	847	81.8100	49.09	41,579	1984	1984	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



9429 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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
11	0166	CONC,PAVMT	0	0	12	30	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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	0
ASSESSED VALUE	126,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,092
TOTAL JUST VALUE	126,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,092

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E37 FOP= S10 E18 N10 W18$ E19 N14$.

LAND DESCRIPTION

TOTAL OB/XF 900

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

REVIEW DATE 06/08/2026 BY AJ Total Acres: 2.00 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 11/17/2026 BY SYS