LOT 1 CORNERSTONE

LAKE CITY 47, LLC
426 SW COMMERCE DR, SUITE 130
LAKE CITY, FL 32025

**2027**

**30-4S-17-08881-101**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 30417.05 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 8,225 |
| TOTAL LAND VALUE - MARKET | 291,850 |
| TOTAL MARKET VALUE | 300,075 |
| SOH/AGL Deduction | 207,787 |
| ASSESSED VALUE | 92,288 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,288 |
| TOTAL JUST VALUE | 300,075 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 17,610.00 | UT | 0.90 | 0.90 | 50 | 0 | 0 | 3 | 50 | 7,925 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
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## LAND DESCRIPTION

TOTAL OB/XF 8,225

| 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 | 1000 | C | VACANT COMME | 0 | | | | | 58,370.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 291,850 | | | | | | | |
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REVIEW DATE BY Total Acres: 1.34 Total Land Value: 291,850 Market: 0 Agricultural: 0 Common: 291,850 PRINTED 11/17/2026 BY SYS