

COMM SW COR OF NW1/4 OF SW1/4, N
 CONT N 20.48 FT TO E R/W SR-47,
 319.91 FT, E 400 FT, S 227.29 FT

GLENN STEPHEN C REVOCABLE TRUST
 185 SW ARROWHEAD TER
 LAKE CITY, FL 32024

2026

30-4S-17-08900-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	70
Roof Cover	12	MODULAR MT	30
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	6	100	
Frame	03	MASONRY	100
Story Height	9	100	
RMS	4	100	
Stories	1.	1.	100
Units	0	100	
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	48	100	
BAS	1,936	100	
CAN	208	30	
CAN	480	30	
UOP	40	20	
TOTALS	2,712		2,198 100,163

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	RESTAURANT	0%	- 0	91.14	200,326	1973	1973	0	0	50.00	50.00

Heated Area: 1984 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			147,198
TOTAL MARKET OB/XF VALUE			15,801
TOTAL LAND VALUE - MARKET			158,294
TOTAL MARKET VALUE			321,293
SOH/AGL Deduction			0
ASSESSED VALUE			321,293
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,293
TOTAL JUST VALUE			321,293
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,145

LAND:1:1: THIS ZONED CG AS OF 6/21/90

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22499	ADDN COMM	90	11/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/2394	8/04/2016	WD	U	I	30	100

GRANTOR: STEPHEN C & COLIN J
 GRANTEE: STEPHEN C GLENN AS
 1251/2522 2/08/2013 WD U I 11 0
 GRANTOR: JMB REAL ESTATE HOLDI
 GRANTEE: STEPHEN C & COLIN J

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	0260	PAVEMENT-A	0	0	93	194	8,838.00	UT	1.50	1.50	100	2005	2005	3	100	13,257	
2	0166	CONC, PAVMT	0	0	0	0	736.00	UT	2.50	2.50	100	2005	2005	3	100	1,840	
3	0296	SHED METAL	0	0	8	8	64.00	UT	11.00	11.00	100	2008	2008	3	100	704	

4475 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W22 N11 CAN= E2 N16 W13 S16 E11\$ W9 S3 W24 UOP= W5 S8 E5 N8\$ S8 W5 S9 W5 S17 E26 BAS= S6 E8 N6 W8 \$ E39 CAN= S2 E16 N30 W16 S28\$ N26\$.

LAND DESCRIPTION		TOTAL OB/XF															15,801							
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	2100	C	RESTAURANT	0		CG	0.00	0.00	62,726.00	SF		1.00	1.00	1.00	2.25	2.25	141,134							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	1.43	AC		1.00	1.00	1.00	12,000.00	12,000.00	17,160							

