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

2027

30-4S-17-08900-001

BUILDING CHARACTERISTICS

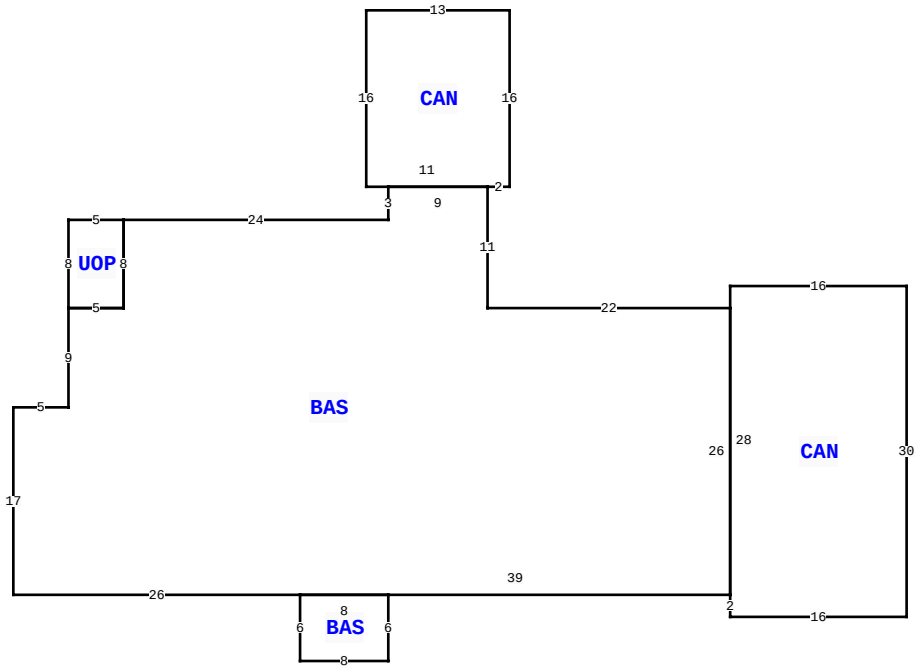
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
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	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	2,023
BAS	1,936	100		1,936	81,603
CAN	208	30		62	2,614
CAN	480	30		144	6,070
UOP	40	20		8	337
TOTALS	2,712			2,198	92,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,198	113.9250	84.30	185,291	1973	1973	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1984 HX Base Yr



4475 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,137
TOTAL MARKET OB/XF VALUE	15,801
TOTAL LAND VALUE - MARKET	173,975
TOTAL MARKET VALUE	326,913
SOH/AGL Deduction	0
ASSESSED VALUE	326,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,913
TOTAL JUST VALUE	326,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,913

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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 15,801

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	1700	C	1STORY OFF	0		CG	0.00	0.00	62,726.00	SF		1.00	1.00	1.00	2.50	2.50	156,815							
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							

REVIEW DATE 07/06/2017 BY DF Total Acres: 2.87 Total Land Value: 173,975 Market: 0 Agricultural: 0 Common: 173,975 PRINTED 11/16/2026 BY SYS

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
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2027

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BUILDING CHARACTERISTICS

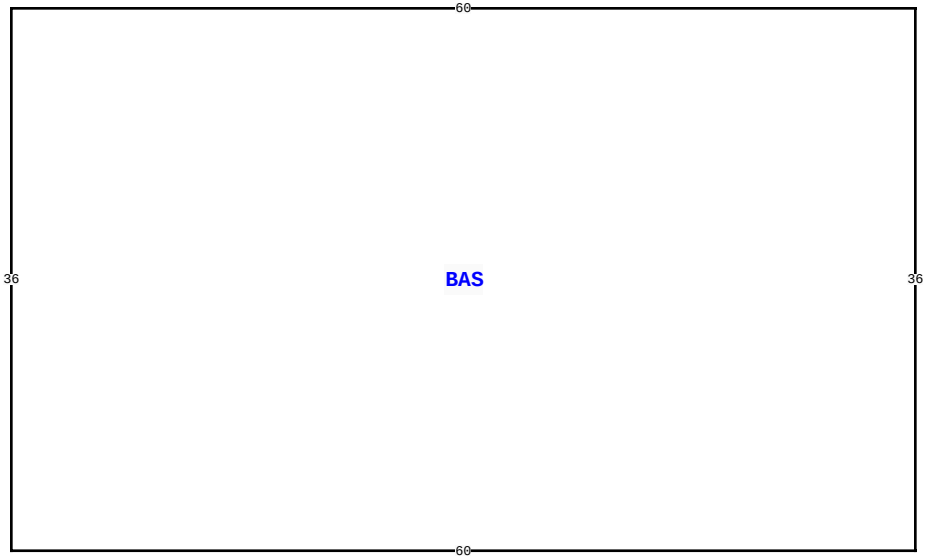
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	44,491
TOTALS	2,160			2,160	44,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	2,160	76.4400	26.75	57,780	2005	2005	0	0	0	23.00	77.00

3 PREF M B S 0% - 0 Heated Area: 2160 HX Base Yr



4475 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S36 E60 N36$.

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

REVIEW DATE 07/06/2017 BY DF Total Acres: 2.87 Total Land Value: 173,975 Market: 0 Agricultural: 0 Common: 173,975 PRINTED 11/16/2026 BY SYS