COMM INTERS N R/W US-90 & E
R/W BURKE ST, RUN N 227.47 FT
TO POB. CONT N 252.93 FT, EAST

FOUR FREEDOMS VENTURE INC
2124 ARDEN FOREST PL
FLEMING ISLAND, FL 32003

2026

31-3S-17-06159-000

BUILDING CHARACTERISTICS

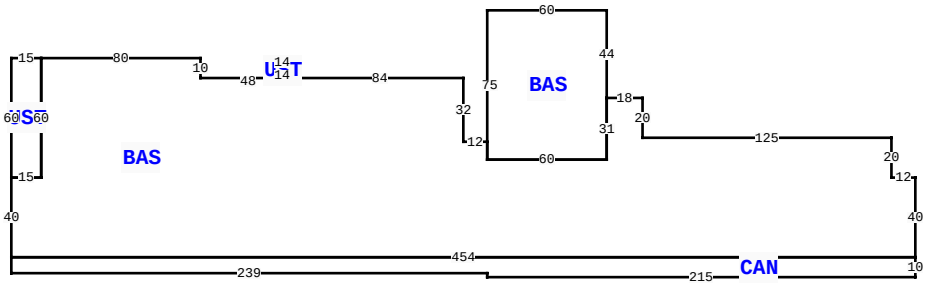
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		74 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	113,108
BAS	33,536	100		33,536	842,928
CAN	4,062	30		1,219	30,640
UST	112	40		45	1,131
UST	900	40		360	9,049
TOTALS	43,110			39,660	996,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	39,660	77.3442	50.27	1,993,708	1967	1967	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 0 Heated Area: 38036 HX Base Yr



1101 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	47,000.00	47,000.00	75	0	0	3	75	35,250	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,400.00	2,400.00	75	0	0	3	75	1,800	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	75	1993	1993	3	75	2,250	
4	0166	CONC,PAVMT	0	0	0	0	73.00	UT	1.50	1.50	100	2000	2000	3	100	110	
5	0260	PAVEMENT-A	0	0	0	0	5,962.00	UT	0.90	0.90	100	1993	1993	3	100	5,366	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,107,764
TOTAL MARKET OB/XF VALUE	47,176
TOTAL LAND VALUE - MARKET	885,556
TOTAL MARKET VALUE	2,040,496
SOH/AGL Deduction	0
ASSESSED VALUE	2,040,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,040,496
TOTAL JUST VALUE	2,040,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,910,752

SALE:1:1: ONE AND THE SAME-INCLUDED 06165-001&0616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046707	Electrical Servic	150	03/09/2023
17-0805	COMMERCIAL	0	09/20/2017
17-0603	REMODEL	0	06/20/2017
13-0504	REMODEL	165	12/30/2013
13-0245	REMODEL	367	06/10/2013
1614	REMODEL	5	03/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/1955	9/24/2004	WD	Q	I		1,850,000
GRANTOR: GREENVILLE TIMBER						
GRANTEE: FOUR FREEDOMS VENTU						
0888/1839	9/24/1999	WD	Q	I		1,450,000
GRANTOR: GATEWAY LAND TRUST 1						
GRANTEE: GREENVILLE TIMBER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 UST= W15 S60 E15 N60$ S60 W15 S40 CAN= S8 E239S2 E215N10 W454$ E454 N40 W12 N20 W125 N20 W18 BAS= N44 W60S75 E60 N31$ S31 W60 N9 W12 N32 W84 UST= N8 W14 S8 E14$ W48 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 47,176

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	1600	C	SH CTR COM	0		*CG	476.00	0.00	95,000.00	SF		1.00	1.00	0.90	9.50	8.55	812,250							
2	1600	C	SH CTR COM	0			0.00	0.00	32,195.00	SF		1.00	1.00	0.90	2.00	1.80	57,951							
3	1700	C	1STORY OFF	0			0.00	0.00	20,473.00	SF		1.00	1.00	1.00	0.75	0.75	15,355							

REVIEW DATE 12/20/2017 BY CP Total Acres: 3.39 Total Land Value: 885,556 Market: 0 Agricultural: 0 Common: 885,556 PRINTED 06/22/2026 BY SYS

COMM INTERS N R/W US-90 & E
R/W BURKE ST, RUN N 227.47 FT
TO POB. CONT N 252.93 FT, EAST

FOUR FREEDOMS VENTURE INC
2124 ARDEN FOREST PL
FLEMING ISLAND, FL 32003

2026

31-3S-17-06159-000

BUILDING CHARACTERISTICS

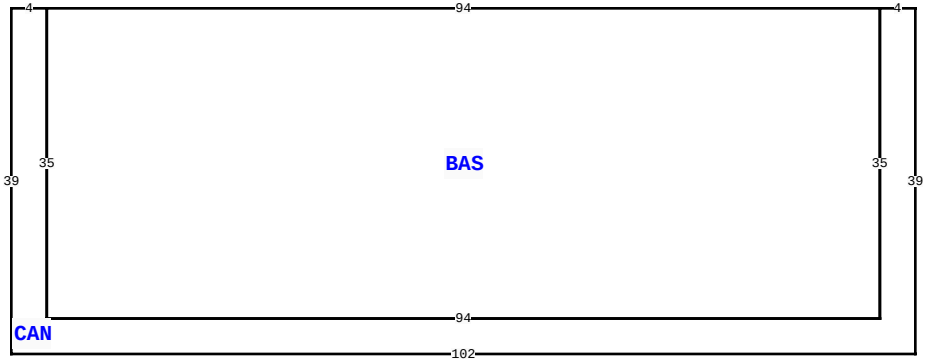
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,290	100		3,290	104,376
CAN	688	30		206	6,536
TOTALS	3,978			3,496	110,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,496	85.7386	63.45	221,821	1971	1971	0	0	0	50.00	50.00

3 OFFICE LOW 0% - 0 Heated Area: 3290 HX Base Yr



1101 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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 1

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,040,496
TOTAL JUST VALUE	2,040,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,910,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
375	REMODEL	50	10/11/2007
3698	REMODEL	50	04/27/2006
446	ADDN COMM	375	05/26/1995
082	REMODEL	12,500	11/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/1955	9/24/2004	WD	Q	I		1,850,000
GRANTOR: GREENVILLE TIMBER						
GRANTEE: FOUR FREEDOMS VENTU						
0888/1839	9/24/1999	WD	Q	I		1,450,000
GRANTOR: GATEWAY LAND TRUST 1						
GRANTEE: GREENVILLE TIMBER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W94 CAN= W4 S39 E102 N39 W4 S35 W94 N35$ S35 E94 N35$.

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 12/20/2017 BY CP Total Acres: 3.39 Total Land Value: 885,556 Market: 0 Agricultural: 0 Common: 885,556 PRINTED 06/22/2026 BY SYS