

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

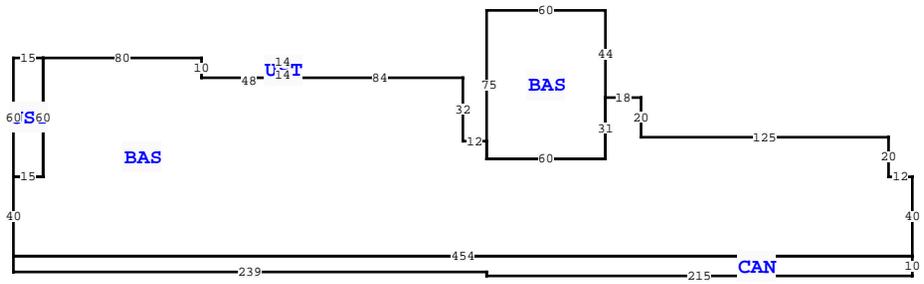
FOUR FREEDOMS VENTURE INC
2124 ARDEN FOREST PL
FLEMING ISLAND, FL 32003

2026

31-3S-17-06159-000

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SHOP NBHD	0%	- 0									Heated Area: 38036 HX Base Yr	



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	116,595
BAS	33,536	100		33,536	868,918
CAN	4,062	30		1,219	31,585
UST	112	40		45	1,166
UST	900	40		360	9,328
TOTALS	43,110			39,660	1,027,590

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	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	

BLD DATE		LGL DATE		04/09/2024		MLU	
XF DATE		LAND DATE					
INC DATE		AG DATE					
1101 W US HIGHWAY 90 , LAKE CITY							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,141,490
TOTAL MARKET OB/XF VALUE			47,176
TOTAL LAND VALUE - MARKET			771,081
TOTAL MARKET VALUE			1,959,747
SOH/AGL Deduction			0
ASSESSED VALUE			1,959,747
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,959,747
TOTAL JUST VALUE			1,959,747
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									
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	1600	C	SH CTR COM	0		*CG	476.00	0.00	95,000.00	SF		1.00	1.00	0.90	8.50	7.65	726,750																			
2	1600	C	SH CTR COM	0			0.00	0.00	32,195.00	SF		1.00	1.00	0.90	1.00	0.90	28,976																			
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																			

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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		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floor	07	CORK/VTILE	70
Interior Floor	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
BAS	3,290	100	
CAN	688	30	
TOTALS	3,978		
			3,496 113,900

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
3 OFFICE LOW		0% - 0																					
			Heated Area: 3290			HX Base Yr																	
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/09/2024</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/09/2024	INC DATE		AG DATE	MLU
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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						
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0888/1839	9/24/1999	WD	Q	I		1,450,000
GRANTOR: GATEWAY LAND TRUST 1						
GRANTEE: GREENVILLE TIMBER C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF 0											

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV