COMM 610 FT N OF SW COR OF NW1/4
435 FT FOR POB, RUN E 220.29 FT,
146.12 FT, S 40 FT, W 70 FT, N 1

379 PROPERTY GROUP LLC
,

2027

31-3S-17-06212-001

BUILDING CHARACTERISTICS

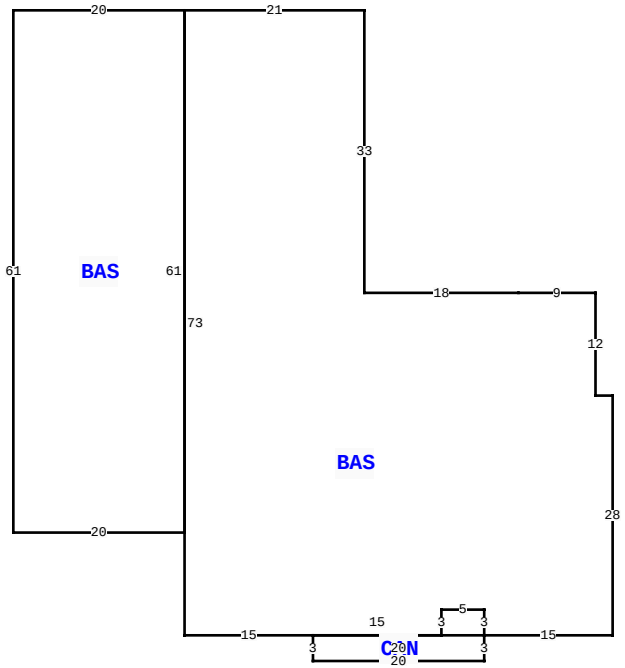
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
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	1,220	100		1,220	33,630
BAS	2,654	100		2,654	73,158
CAN	60	30		18	496
TOTALS	3,934			3,892	107,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,892	74.4937	55.13	214,566	1965	1965	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2021 Heated Area: 3874 HX Base Yr



140 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	14	10	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	904	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,283
TOTAL MARKET OB/XF VALUE	1,704
TOTAL LAND VALUE - MARKET	128,100
TOTAL MARKET VALUE	237,087
SOH/AGL Deduction	0
ASSESSED VALUE	237,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,087
TOTAL JUST VALUE	237,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1886	ADDN COMM	672	09/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0907	5/11/2020	WD	Q	I	01	230,000
GRANTOR: DONALD LEE & ASSOCIAT						
GRANTEE: 379 PROPERTY GROUP						
0977/1247	3/14/2003	WD	Q	I		100,000
GRANTOR: ESTATE OF GAYLE C LEE						
GRANTEE: DONALD LEE & ASSOCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 W18 N33 W21 BAS= W20 S61 E20 N61$ S73 E15 CAN= S3 E20 N3 W20$ E15 N3 E5 S3 E15 N28 W2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 1,704

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	24,400.00	SF		1.00	1.00	1.00	5.25	5.25	128,100							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.56 Total Land Value: 128,100 Market: 0 Agricultural: 0 Common: 128,100 PRINTED 11/16/2026 BY SYS