

LOT 11 & BEG NE COR OF LOT 12,  
 RUN S 20 FT, W 300 FT, N 10  
 FT, E 300 FT TO POB RIDGEWOOD

JB3 LLC  
 182 SW GROUSE PL  
 LAKE CITY, FL 32025

2026

31-3S-17-06226-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																														
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REVIEW DATE 04/06/2016 BY CP Total Acres: 0.83 Total Land Value: 8,100 Market: 0 Agricultural: 0 Common: 8,100 PRINTED 05/08/2026 BY SYS																																																																																																																																			

VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				0
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				8,100
TOTAL MARKET VALUE				8,100
SOH/AGL Deduction				0
ASSESSED VALUE				8,100
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				8,100
TOTAL JUST VALUE				8,100
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				8,100
SALE:2:2: 65000 WOULD BE FOR GOOD LOT				
LAND:1:3: ADJ 4 FOR CLASSIFICATION				
LAND:1:2: CYPRESS POND PER ADJ LAND OWNERS				
LAND:2:1: SEE NOTE LAND LINE 1				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000041779	Communications To	100,000	04/22/2021	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0112	1/31/2020	WD Q	V		01	10,000
GRANTOR: MILTON F MUSKEWITZ AS						
GRANTEE: JB3 LLC						
0950/2321	4/05/2002	WD Q	V		03	65,000
GRANTOR: GRAY & WILLIAMS						
GRANTEE: MUSKEWITZ						

BUILDING NOTES

BUILDING DIMENSIONS