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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

326 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	9,000
SOH/AGL Deduction	90
ASSESSED VALUE	8,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,910
TOTAL JUST VALUE	9,000
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

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

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
1	1000	C	VACANT COMME	0		CG	100.00	300.00	30,000.00	SF		1.00	1.00	0.10	2.50	0.25	7,500							
2	1000	C	VACANT COMME	0			20.00	300.00	6,000.00	SF		1.00	1.00	0.10	2.50	0.25	1,500							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.83 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 06/22/2026 BY SYS