

BEG SE COR OF LOT 13, RUN N
180 FT, W 100 FT, S 180 FT,
E 100 FT TO POB. PART OF LOTS

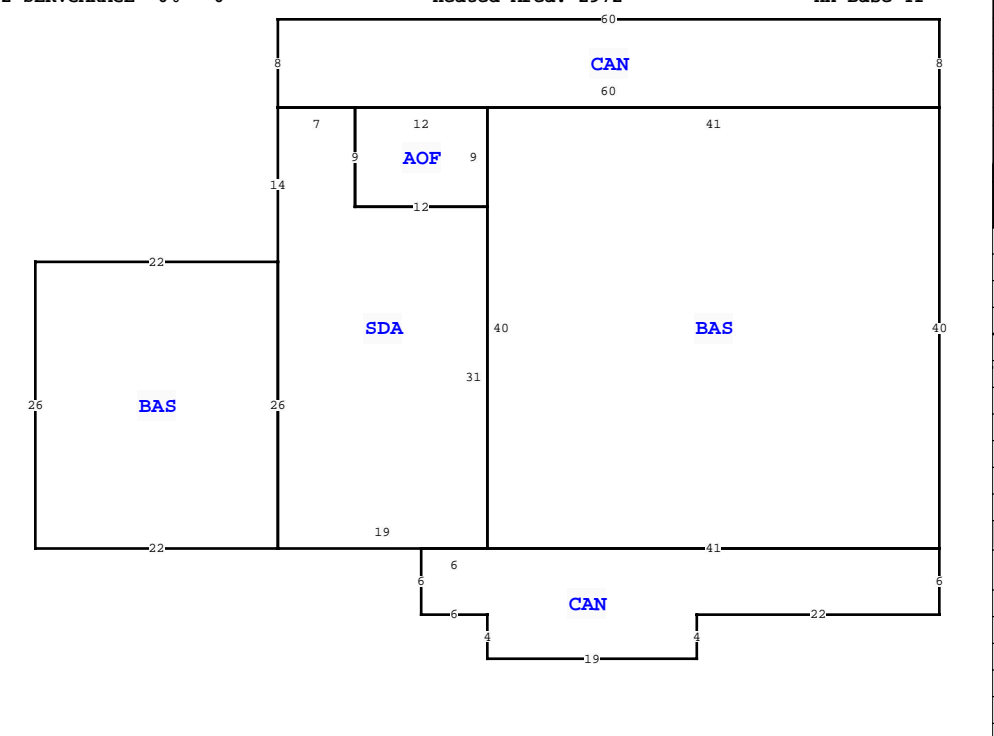
JB3 LLC
182 SW GROUSE PLACE
LAKE CITY, FL 32025

2026

31-3S-17-06230-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	2	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	4	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		
2	SERVGARAGE	0%	- 0									Heated Area: 2972 HX Base Yr	



Quality	04	04			
DOR CODE	2500 REPAIR SERVICE				
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
AOF	108	150		162	4,753
BAS	572	100		572	16,785
BAS	1,640	100		1,640	48,125
CAN	358	30		107	3,140
CAN	480	30		144	4,226
SDA	652	185		1,206	35,389
TOTALS	3,810			3,831	112,418

368 SW SISTERS WELCOME RD, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/12/2026
				INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	0	40	60	2,400.00	UT	2.00	2.00	40	2002	2002	3	40	1,920	
2	0150	CLFENCE	8	0	0	0	260.00	UT	7.50	7.50	100	2002	2002	3	100	1,950	

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
1	2500	C	SRVC SHOPS	0		CG	100.00	100.00	10,000.00	SF		1.00	1.00	0.80	2.50	2.00	20,000							
2	2500	C	SRVC SHOPS	0		CG	80.00	100.00	8,000.00	SF		1.00	1.00	0.80	2.50	2.00	16,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		112,418	
TOTAL MARKET OB/XF VALUE		3,870	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		152,288	
SOH/AGL Deduction		0	
ASSESSED VALUE		152,288	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		152,288	
TOTAL JUST VALUE		152,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054968	Roof Replacement	12,500	02/06/2026
22945	ADDN COMM	166	03/24/2005
19652	COMMERCIAL	349	06/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0257	12/28/2012	WD	U	I	38	85,000
GRANTOR: TRAMMEL WASDEN						
GRANTEE: JB3 LLC						
1024/1440	8/24/2004	WD	Q	I	03	300,000
GRANTOR: PHILLIPS						
GRANTEE: TRAMMEL WASDEN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W41 AOF= W12 SDA= W7 S14 BAS= W22 S26 E22 N26\$ S26 E19 N31 W12 N9\$S9 E12 N9\$ S40 CAN= W6 S6 E6 S4 E19 N4 E22 N6 W41\$ E41 N40 CAN= N8 W60 S8 E60\$.