

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

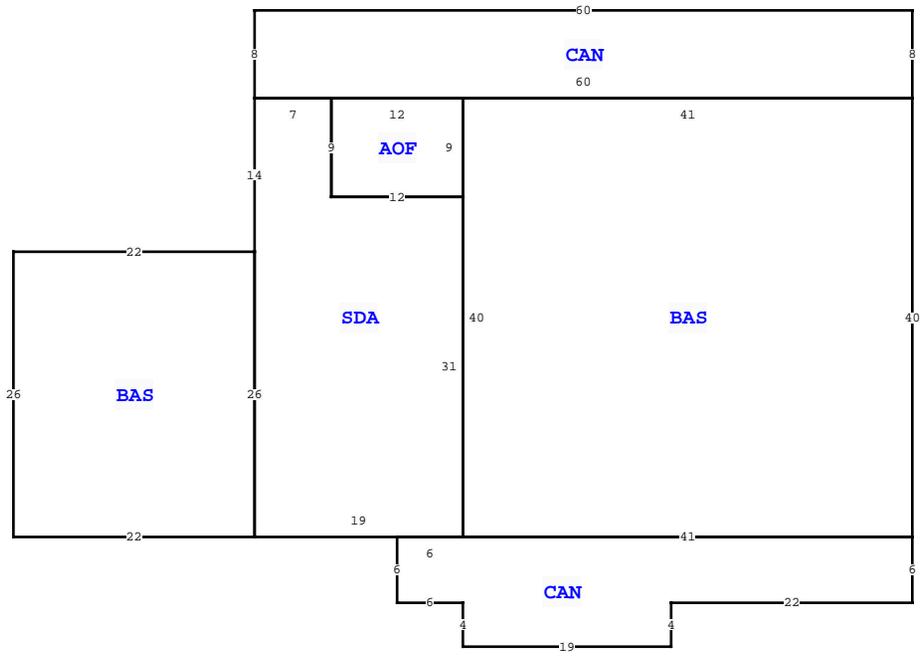
JB3 LLC  
182 SW GROUSE PLACE  
LAKE CITY, FL 32025

**2026**

31-3S-17-06230-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
AOF	108	150	
BAS	572	100	
BAS	1,640	100	
CAN	358	30	
CAN	480	30	
SDA	652	185	
TOTALS	3,810		

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	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			119,599
TOTAL MARKET OB/XF VALUE			3,870
TOTAL LAND VALUE - MARKET			32,400
TOTAL MARKET VALUE			155,869
SOH/AGL Deduction			0
ASSESSED VALUE			155,869
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,869
TOTAL JUST VALUE			155,869
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						

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	UT	2.00	2.00	40	2002	2002	3	40	1,920	
2	0150	CLFENCE	8	0	0	0	UT	7.50	7.50	100	2002	2002	3	100	1,950	

368 SW SISTERS WELCOME RD, LAKE CITY

BUILDING NOTES													
BLD DATE													
LGL DATE													
XF DATE													
LAND DATE													
INC DATE													
AG DATE													

**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\$.

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	2.25	1.80	18,000							
2	2500	C	SRVC SHOPS	0		CG	80.00	100.00	8,000.00	SF		1.00	1.00	0.80	2.25	1.80	14,400							