LOT 11 MIDTOWN COMMERCIAL CENTER
835-764, 862-482, 1017-1857, 108

VYP, LLC
794 SW MANDIBI DR
LAKE CITY, FL 32024

2026

31-3S-17-06247-111

BUILDING CHARACTERISTICS

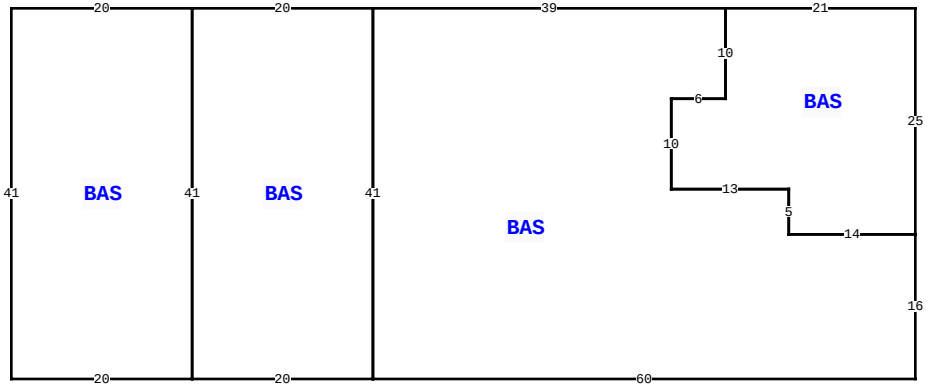
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		14 100
RMS		10 100
Stories	1.	1. 100
Units		3 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100		550	39,344
BAS	820	100		820	58,658
BAS	820	100		820	58,658
BAS	1,910	100		1,910	136,631
TOTALS	4,100			4,100	293,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	06	4,100	122.3640	90.55	371,255	2006	2006	0	0	0	21.00	79.00

1 OFFICE LOW 0% - 0 Heated Area: 4100 HX Base Yr



125 SW MIDTOWN PL, LAKE CITY

BLD DATE	06/14/2006 CP	LGL DATE	
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	0	0	0	8,032.00	UT	0.90	0.90	100	2006	2006	3	100	7,229	
2	0166	CONC,PAVMT	0	0	0	0	500.00	UT	2.00	2.00	100	2006	2006	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	293,291
TOTAL MARKET OB/XF VALUE	8,229
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	361,520
SOH/AGL Deduction	23,652
ASSESSED VALUE	337,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,868
TOTAL JUST VALUE	361,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050283	Remodel	10,000	07/03/2024
23666	COMMERCIAL	1,300	09/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/2618	1/28/2011	WD	Q	I	01	400,000
GRANTOR: ISAAC HOLDINGS INC						
GRANTEE: JCP-VYP LLC						
1017/1857	6/02/2004	WD	Q	V		52,900
GRANTOR: MICHAEL L CADY						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N16 W14 N5 W13 N10 E6 N10 W39 S41 E60 $
BAS=[ORIG=-60,-41] W20 S41 E20 N41 $
BAS=[ORIG=-80,-41] W20 S41 E20 N41 $
BAS=[ORIG=0,-16] N25 W21 S10 W6 S10 E13 S5 E14 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,229

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/23/2026 BY SYS