LOT 12 MIDTOWN COMMERCIAL CENTER
835-764, WD 1039-2288, WD 1058-4

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

2027

31-3S-17-06247-112

BUILDING CHARACTERISTICS

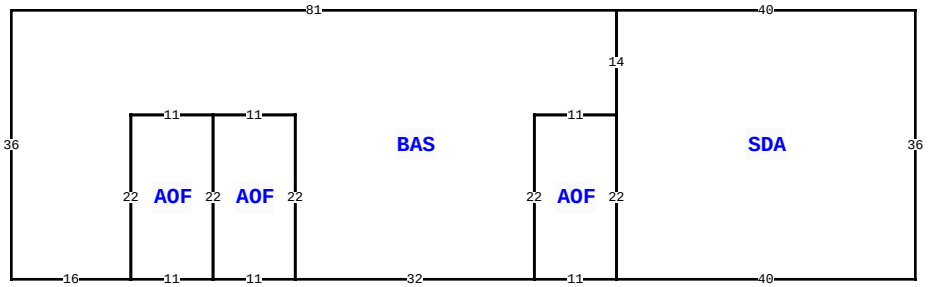
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
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
AOF	242	150		363	12,898
AOF	242	150		363	12,898
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BAS	2,190	100		2,190	77,812
SDA	1,440	185		2,664	94,653
TOTALS	4,356			5,943	211,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,943	114.0360	43.33	257,510	2008	2008	0	0	0	18.00	82.00

1 PREF M B A 0% - 0 Heated Area: 4356 HX Base Yr



228 SW WATERFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,158
TOTAL MARKET OB/XF VALUE	17,276
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	282,434
SOH/AGL Deduction	0
ASSESSED VALUE	282,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,434
TOTAL JUST VALUE	282,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26235	COMMERCIAL	950	09/14/2007

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						
1058/0475	8/31/2005	WD	Q	V		69,900
GRANTOR: EAGLE KIRALY & RILEY						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W81 S36 E16 AOF= N22 E11 S22 W11$ N22 E11 AOF= S22 E11 N22 W11$ E11 S22 E32 AOF= N22 E11 S22 W11$ N22 E11 SDA= S22 E40 N36 W40 S14$ N14$.

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	0166	CONC,PAVMT	0	0	0	0	684.00	UT	3.00	3.00	100	2008	2008	3	100	2,052	
2	0260	PAVEMENT-A	0	0	0	0	8,229.00	UT	1.85	1.85	100	2008	2008	3	100	15,224	

LAND DESCRIPTION

TOTAL OB/XF 17,276

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	4817	C	STORG/ OFF	0		CI	0.00	0.00	1.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	54,000							

REVIEW DATE 03/10/2026 BY JB Total Acres: 0.50 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS