

COMM SW COR OF SEC 31, E 867.68
 FOR POB, CONT NE 532.22 FT, SE 1
 FT, NW 100 FT TO POB PARCEL "C".

247 REAL HOLDINGS LLC
 792 SW BASCOM NORRIS DR
 LAKE CITY, FL 32025

2026

31-3S-17-06262-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 63,805 TOTAL MARKET VALUE 63,805 SOH/AGL Deduction 0 ASSESSED VALUE 63,805 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 63,805 TOTAL JUST VALUE 63,805 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 53,171																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1531/888</td> <td>1/10/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>75,000</td> </tr> </tbody> </table> GRANTOR: MHATRE IRREVOCABLE FA GRANTEE: 247 REAL HOLDINGS L 1140/0320 12/31/2007 WD Q V 06 0 GRANTOR: DONALD E & SANDRA P W GRANTEE: SARAH R FORD & DONA										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1531/888	1/10/2025	WD	Q	V	01	75,000
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1531/888	1/10/2025	WD	Q	V	01	75,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/12/2026 MLU																													
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF 0																																	
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	1010	C	COMM ACRGE	0		CG	0.00	0.00	53,171.00	SF		1.00	1.00	0.60	2.00	1.20	63,805																										
REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.22 Total Land Value: 63,805 Market: 0 Agricultural: 0 Common: 63,805 PRINTED 06/22/2026 BY SYS																																											