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

2027

31-3S-17-06262-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	63,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS