

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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 53,171 TOTAL MARKET VALUE 53,171 SOH/AGL Deduction 0 ASSESSED VALUE 53,171 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 53,171 TOTAL JUST VALUE 53,171 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 53,171											
																				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											
DOR CODE 1000 VACANT COMMERCIAL										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 04/27/2022 MLU											
NEIGHBORHOOD/LOC 31317.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
																	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	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	1.00	1.00	1.00	53,171														
REVIEW DATE 04/27/2022 BY MLU Total Acres: 1.22 Total Land Value: 53,171 Market: 0 Agricultural: 0 Common: 53,171 PRINTED 05/08/2026 BY SYS																															