BEG NW COR OF NW1/4 OF NE1/4, RU
FT, S 330 FT, W 665.52 FT TO E R
N 330 FT TO POB.

DEMARIE PROPERTIES, LLC
372 SW SUNDAY GLN
LAKE CITY, FL 32024

2027

33-3S-16-02435-001

BUILDING CHARACTERISTICS

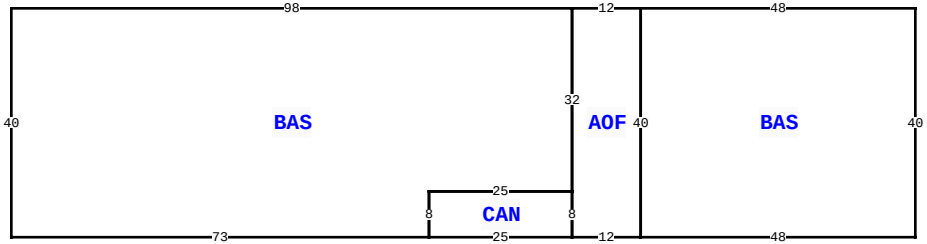
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150		720	10,915
BAS	1,920	100		1,920	29,107
BAS	3,720	100		3,720	56,395
CAN	200	30		60	910
TOTALS	6,320			6,420	97,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	6,420	79.7900	30.32	194,654	1990	1990	0	0	0	50.00	50.00

1 WAREH STOR 0% - 2025 Heated Area: 6120 HX Base Yr



277 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0031	BARN,MT AE	0	0	22	45	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	100	5,000	
3	0166	CONC,PAVMT	0	0	0	0	23,410.00	UT	2.00	2.00	100	2022	2021		100	46,820	
4	0260	PAVEMENT-A	0	0	0	0	4,600.00	UT	1.60	1.60	100	2022	2021		100	7,360	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	447,143
TOTAL MARKET OB/XF VALUE	59,780
TOTAL LAND VALUE - MARKET	166,500
TOTAL MARKET VALUE	673,423
SOH/AGL Deduction	0
ASSESSED VALUE	673,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	673,423
TOTAL JUST VALUE	673,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055015	Co-Location or Ex	20,000	02/12/2026
000051115	Roof Replacement	15,700	10/15/2024
000046888	Communications To	30,000	04/03/2023
000046512	Communications To	20,000	02/13/2023
000043135	Communications To	10,000	11/10/2021
000042561	Communications To	30,000	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/452	5/06/2024	WD	U	I	11	100
GRANTOR: HADDOX MARK						
GRANTEE: DEMARIE PROPERTIES,						
1396/0298	10/01/2019	WD	U	I	30	100
GRANTOR: MARK HADDOX						
GRANTEE: MARK & BOBBIE ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W98 S40 E73 CAN= E25 N8W25 S8$ N8 E25 AOF= S8 E12 N40
BAS= S40 E48 N40 W48$ W12 S32$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 59,780

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	4800	C	WAREHOUSE	0		CG	0.00	0.00	3.00	AC		1.00	1.00	0.90	37,000.00	33,300.00	99,900							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	0.90	37,000.00	33,300.00	33,300							
3	2500	C	SRVC SHOPS	0			0.00	0.00	1.00	AC		1.00	1.00	0.90	37,000.00	33,300.00	33,300							

REVIEW DATE 06/20/2023 BY JB Total Acres: 5.00 Total Land Value: 166,500 Market: 0 Agricultural: 0 Common: 166,500 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NW1/4 OF NE1/4, RU FT, S 330 FT, W 665.52 FT TO E R N 330 FT TO POB.

DEMARIE PROPERTIES, LLC
372 SW SUNDAY GLN
LAKE CITY, FL 32024

2027

33-3S-16-02435-001

BUILDING CHARACTERISTICS

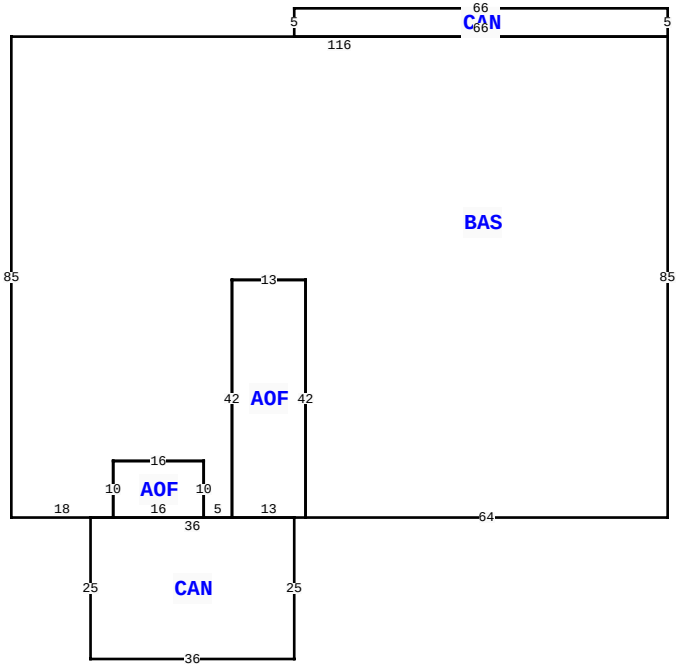
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		13 100
Frame	05	STEEL 100
Story Height		16 100
RMS		8 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	160	150		240	7,934
AOF	546	150		819	27,075
BAS	9,154	100		9,154	302,609
CAN	330	30		99	3,273
CAN	900	30		270	8,926
TOTALS	11,090			10,582	349,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,582	89.6896	34.08	360,635	2021	2021	0	0	0	3.00	97.00

2 PREF M B A 0% - 2025 Heated Area: 9860 HX Base Yr



277 NW BROWN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	447,143
TOTAL MARKET OB/XF VALUE	59,780
TOTAL LAND VALUE - MARKET	166,500
TOTAL MARKET VALUE	673,423
SOH/AGL Deduction	0
ASSESSED VALUE	673,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	673,423
TOTAL JUST VALUE	673,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39753	COMMERCIAL	0	05/11/2020
38899	COMMERCIAL	0	11/12/2019
31687	M H	607	01/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/452	5/06/2024	WD	U	I	11	100
GRANTOR: HADDOX MARK						
GRANTEE: DEMARIE PROPERTIES,						
1396/0298	10/01/2019	WD	U	I	30	100
GRANTOR: MARK HADDOX						
GRANTEE: MARK & BOBBIE ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] S85 E18 N10 E16 S10 E5 N42 E13 S42 E64 N85 W116 $
AOF=[ORIG=28,85] S10 E16 N10 W16 $
AOF=[ORIG=49,53] S42 E13 N42 W13 $
CAN=[ORIG=60,5] S5 E66 N5 W66 $
CAN=[ORIG=24,95] S25 E36 N25 W36 $
.

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

REVIEW DATE 06/20/2023 BY JB Total Acres: 5.00 Total Land Value: 166,500 Market: 0 Agricultural: 0 Common: 166,500 PRINTED 11/16/2026 BY SYS