

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

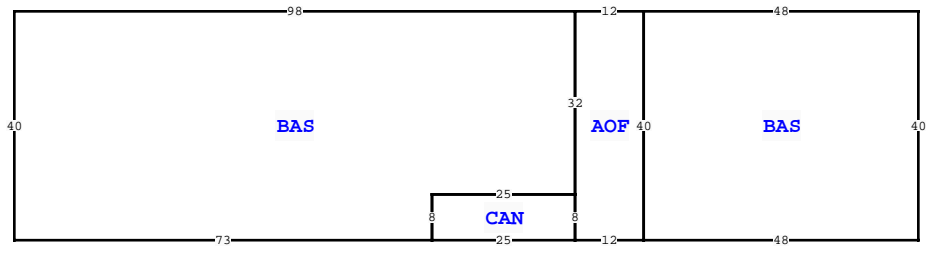
2026

33-3S-16-02435-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 WAREHOUSE/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	
1	WAREH STOR	0%	- 2025									
Heated Area: 6120 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
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		665,461	

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

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
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	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								

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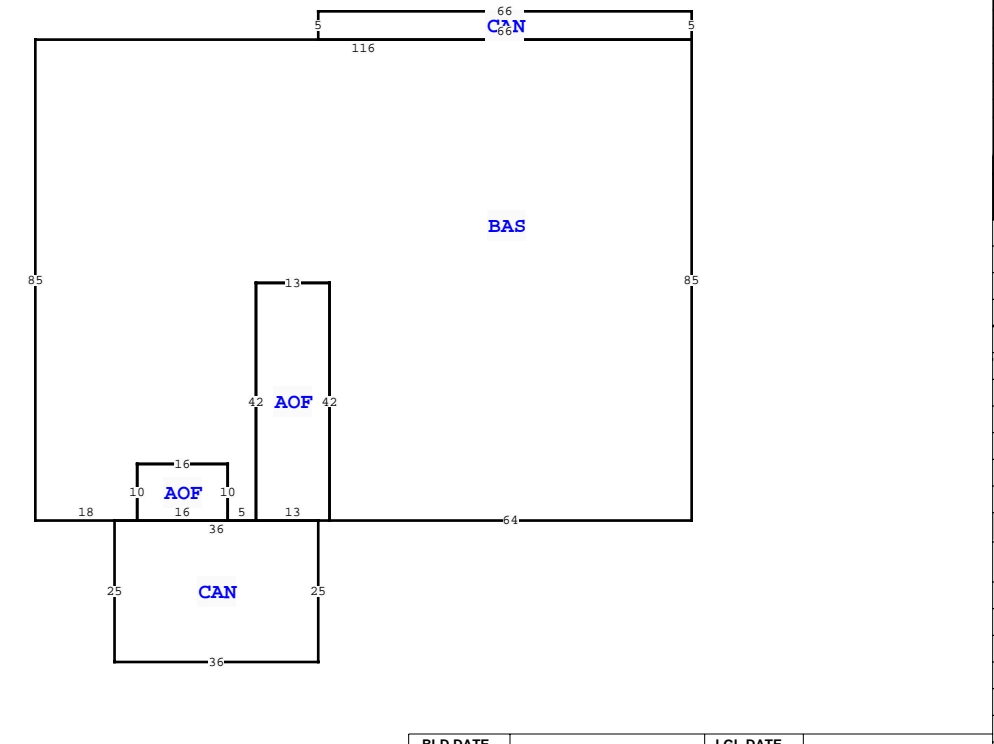
2026

33-3S-16-02435-001



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

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	97.00	



Quality	05	05			
DOR CODE	4800 WAREHOUSE/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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
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TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	673,423	
TOTAL JUST VALUE	673,423	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	665,461	

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

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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

277 NW BROWN RD, LAKE CITY	BLD DATE	LGL DATE	05/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES												
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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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	