BEG NE COR OF SW1/4 OF NE1/4, RU FT, S 24.21 FT TO PT OF A CURVE, 117.30 FT, S 26 DEG W 150 FT, TO

GIEBEIG PROPERTY MANAGEMENT
5085 W US HWY 90
LAKE CITY, FL 32055

2026

33-3S-16-02436-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

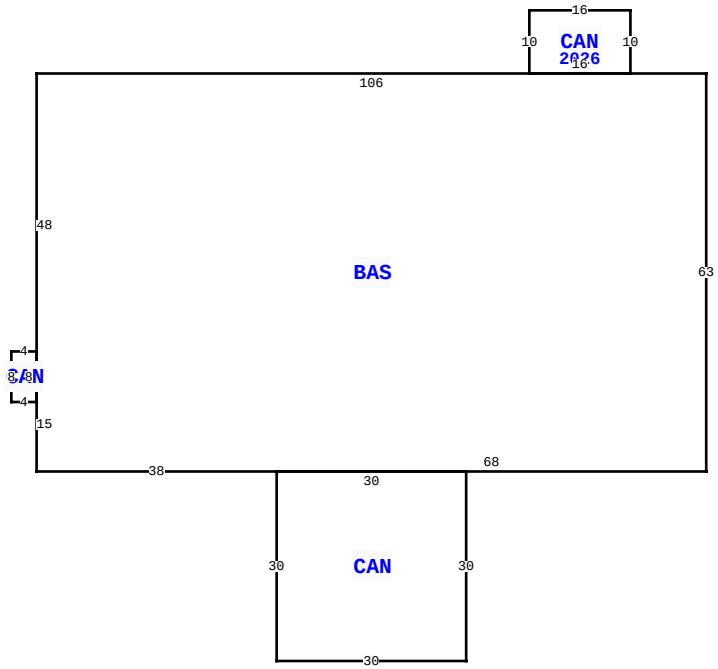
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		24 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
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
BAS	6,678	100		6,678	530,866
CAN	32	30		10	795
CAN	900	30		270	21,464
CAN	160	30	2026	48	3,816
TOTALS	7,770			7,006	556,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,006	125.9040	103.24	723,299	2005	2005	0	0	0	23.00	77.00

1 OFFICE MED 0% - 0 Heated Area: 6678 HX Base Yr



5085 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	556,940
TOTAL MARKET OB/XF VALUE	64,698
TOTAL LAND VALUE - MARKET	407,722
TOTAL MARKET VALUE	1,029,360
SOH/AGL Deduction	0
ASSESSED VALUE	1,029,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,029,360
TOTAL JUST VALUE	1,029,360
NCON VALUE	3,815
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,012,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22630	COMMERCIAL	1,754	12/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1960	2/18/2020	WD	U	I	11	0
GRANTOR: ELAINE TOLAR						
GRANTEE: GIEBEIG PROPERTY MA						
0984/2654	1/31/2003	WD	Q	I	05	50,000
GRANTOR: ELAINE TOLAR						
GRANTEE: GIEBEIG PROPERTY MG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W106 S48 S15 E38 E68 N63 $
CAN=[ORIG=-68,63] S30 E30 N30 W30 $
CAN=[ORIG=-106,52] N8 W4 S8 E4 $
CAN=[YR=2026;ORIG=-12,-10] S10 W16 N10 E16 $
.

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	26,349.00	UT	2.00	2.00	100	2005	2005	3	100	52,698	
2	0119	MASONRY WA	0	0	0	0	1,200.00	UT	5.00	5.00	100	2005	2005	3	100	6,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 64,698

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	1910	C	MEDIC OFF	0		CHI	0.00	0.00	67,953.60	SF		1.00	1.00	1.00	6.00	6.00	407,722							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.56 Total Land Value: 407,722 Market: 0 Agricultural: 0 Common: 407,722 PRINTED 05/08/2026 BY SYS