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**

## BUILDING CHARACTERISTICS

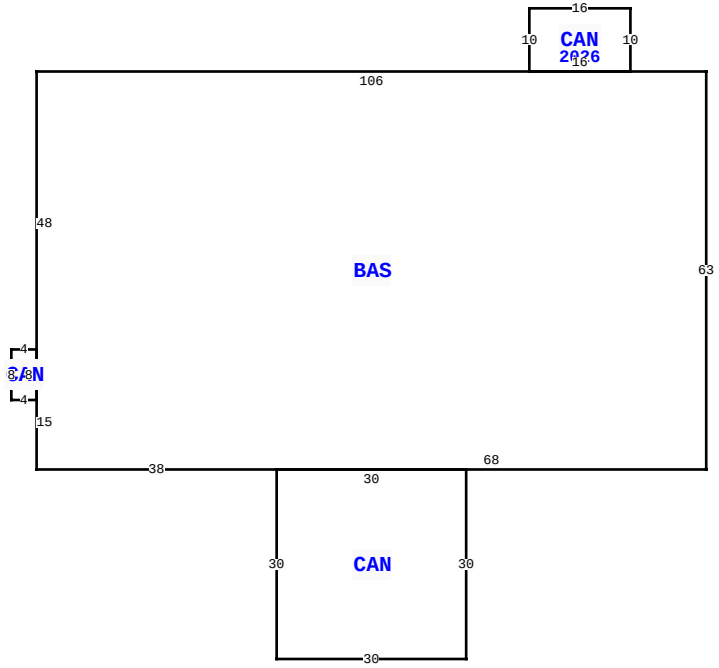
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Ceiling | 02 | F.NOT SUS 100 |
| 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 | 505,001 |
| CAN | 32 | 30 | | 10 | 756 |
| CAN | 900 | 30 | | 270 | 20,418 |
| CAN | 160 | 30 | 2026 | 48 | 3,630 |
| TOTALS | 7,770 | | | 7,006 | 529,805 |

## 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 | 98.21 | 688,059 | 2005 | 2005 | 0 | 0 | 0 | 23.00 | 77.00 |

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




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

5085 W US HIGHWAY 90 , LAKE CITY

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 529,805 |
| TOTAL MARKET OB/XF VALUE | 64,698 |
| TOTAL LAND VALUE - MARKET | 475,675 |
| TOTAL MARKET VALUE | 1,070,178 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,070,178 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,070,178 |
| TOTAL JUST VALUE | 1,070,178 |
| NCON VALUE | 3,629 |
| 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 | 7.00 | 7.00 | 475,675 | | | | | | | |

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.56 Total Land Value: 475,675 Market: 0 Agricultural: 0 Common: 475,675 PRINTED 06/19/2026 BY SYS