COMM NE COR OF SE1/4 OF NE1/4, W
OF TURNER RD, S 6 DEG W 260.06 F
FOR POB, N 18 DEG E 217 FT TO N

WELLSPRING PROPERTY GROUP, LLC
4645 NW 8TH AVE
GAINESVILLE, FL 32605

2027

33-3S-16-02444-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

131 NW CANINE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	252,630
TOTAL MARKET VALUE	252,630
SOH/AGL Deduction	0
ASSESSED VALUE	252,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,630
TOTAL JUST VALUE	252,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/1151	2/11/2022	WD	U	V	37	700,000

GRANTOR: ASHMANN HOLDINGS LLC

GRANTEE: WELLSPRING PROPERTY

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	1000	C	VACANT COMME	0		00	250.00	550.00	4.01	AC		1.00	1.00	1.00	63,000.00	63,000.00	252,630							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 4.01 Total Land Value: 252,630 Market: 0 Agricultural: 0 Common: 252,630 PRINTED 11/16/2026 BY SYS