

COMM NE COR OF SE1/4 OF NE1/4,  
W 25 FT TO W R/W OF TURNER RD,  
S ALONG W R/W 500.70 FT, NW

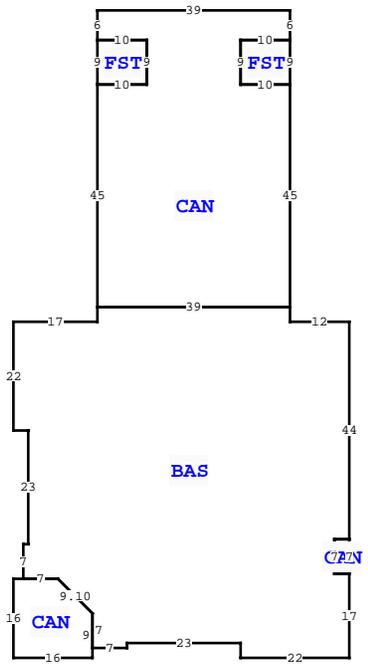
JEMEL REALESTATE HOLDINGS LLC  
1520 OHIO AVE L  
LIVE OAK, FL 32064

**2026**

33-3S-16-02455-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		8	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		12	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,323	100	
CAN	21	30	
CAN	232	30	
CAN	2,160	30	
FST	90	50	
FST	90	50	
TOTALS	6,916		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	STORE RETL	0%	- 0		383,220	2003	2015	0	0	0	8.00	92.00
Heated Area: 4323 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		352,562	
TOTAL MARKET OB/XF VALUE		49,631	
TOTAL LAND VALUE - MARKET		997,108	
TOTAL MARKET VALUE		1,399,301	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,399,301	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,399,301	
TOTAL JUST VALUE		1,399,301	
NCON VALUE		2,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,364,994	
LAND:1:2: 2.25 AC			
LAND:1:1: ADJ;4 CORNER INFL (DOR 1998)			
BLDG:2:1: DOR 1998			
BLDG:1:1: COMPLETELY REMODELED INTO OFFICE AFTER SA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37349	REMODEL	1,613	10/23/2018
25107	REMODEL	230	10/11/2006
19880	COMMERCIAL	4,153	08/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0745	7/10/2018	WD	U	I	12	900,000
GRANTOR: COLUMBIA COUNTY BANK						
GRANTEE: JEMEL REALESTATE HO						
0941/0288	11/02/2001	WD	Q	I	01	100
GRANTOR: COLUMBIA COUNTY BANK						
GRANTEE: COLUMBIA COUNTY FLO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	33,368.00	UT	1.10	1.10	100	2003
2	0166	CONC,PAVMT	0	0	0	0	1,203.00	UT	2.00	2.00	100	2003
3	0253	LIGHTING	0	0	0	0	14.00	UT	500.00	500.00	100	2003
4	0164	CONC BIN	0	0	10	12	120.00	UT	8.50	8.50	100	2003
5	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2026
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	50	2026

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

BUILDING DIMENSIONS			
CAN= W39 S6 FST= S9 E10 N9 W10\$ E10 S9 W10 S45 BAS= S3 W17 S22 E3 S23 W1 S7 CAN= W2 S16 E16 N9 L7 U7 W7\$ E7 D7 R7 S7 E7 N1 E23 S3 E22 N17 CAN= N7 W3 S7 E3 \$ W3 N7 E3 N44 W12 N3 W39\$ E39 N45 FST= N9 W10 S9 E10\$ W10 N9 E10 N6\$.			

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	1100	C	STORE 1FLR	0		CHI	250.00	0.00	83,089.00	SF		1.00	1.00	1.20	10.00	12.00	997,068								
2	9601	C	RETENTION AR	0			0.00	0.00	0.23	AC		1.00	1.00	1.00	175.00	175.00	40								