COMM SE COR OF SE1/4 OF NE1/4,
RUN W 322.93 FT FOR POB, CONT
W 117.37 FT, N 7 DEG E 400 FT

SDN INC
476 NW ZACK DR
LAKE CITY, FL 32024

2027

33-3S-16-02460-006

BUILDING CHARACTERISTICS

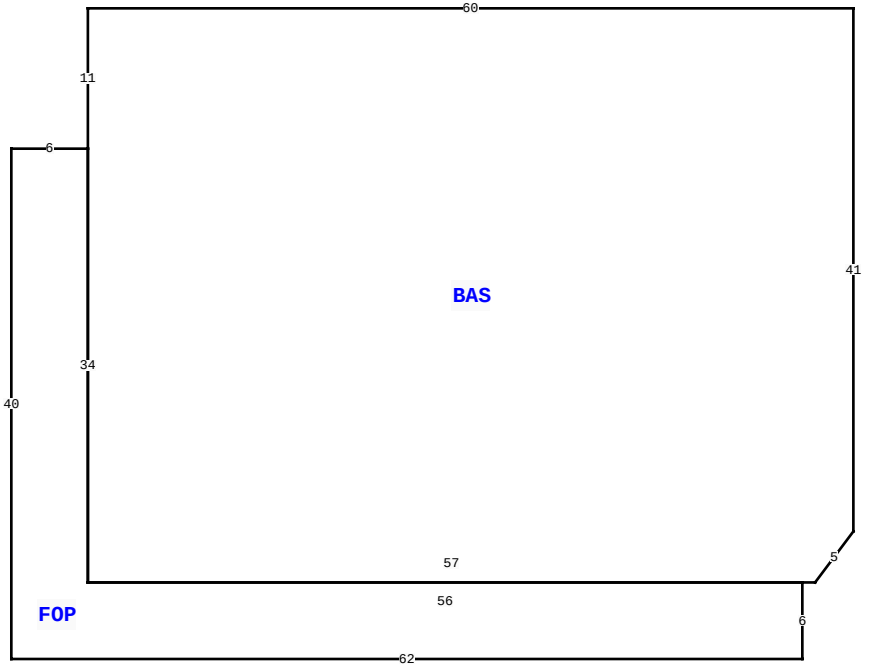
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	2,694	100		2,694	96,715
FOP	576	30		173	6,211
TOTALS	3,270			2,867	102,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,867	97.0320	71.80	205,851	1930	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2694 HX Base Yr



4816 W US HIGHWAY 90 , LAKE CITY

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

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	1,092.00	UT	1.50	1.50	100	1998	1998	3	100	1,638	
2	0080	DECKING	0	0	5	45	225.00	UT	2.50	2.50	100	1999	1999	3	100	563	
3	0169	FENCE/WOOD	0	0	801	6	1.00	UT	4,806.00	4,806.00	50	1999	1999	3	50	2,403	
4	0260	PAVEMENT-A	0	0	20	30	600.00	UT	0.90	0.90	100	1999	1999	3	100	540	
5	0166	CONC,PAVMT	0	0	0	0	28.00	UT	15.00	15.00	100	1999	1999	3	100	420	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,324
TOTAL MARKET OB/XF VALUE	5,564
TOTAL LAND VALUE - MARKET	230,122
TOTAL MARKET VALUE	411,010
SOH/AGL Deduction	0
ASSESSED VALUE	411,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,010
TOTAL JUST VALUE	411,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25333	REMODEL	150	12/20/2006
15439	ADDN COMM	0	04/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/0277	8/07/2002	WD	Q	I		310,000
GRANTOR: CAROLYN & CHRISTOPHER						
GRANTEE: SDN INC						
0960/0289	8/06/2002	QC	Q	I	03	100
GRANTOR: JOSEPH & LARYMA J SPE						
GRANTEE: WOOLSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S11 FOP= W6 S40 E62 N6 W56 N34$ S34 E57 R3 U4
N41$.

LAND DESCRIPTION

TOTAL OB/XF 5,564

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	1700	C	1STORY OFF	0		CHI	0.00	0.00	41,093.20	SF		1.00	1.00	0.80	7.00	5.60	230,122							

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.94 Total Land Value: 230,122 Market: 0 Agricultural: 0 Common: 230,122 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SE1/4 OF NE1/4,
RUN W 322.93 FT FOR POB, CONT
W 117.37 FT, N 7 DEG E 400 FT

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LAKE CITY, FL 32024

2027

33-3S-16-02460-006

BUILDING CHARACTERISTICS

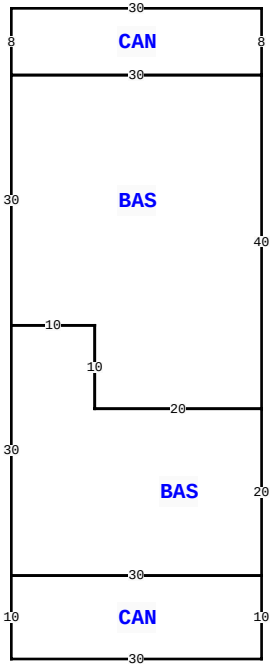
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	700	100		700	25,830
BAS	1,100	100		1,100	40,590
CAN	240	30		72	2,657
CAN	300	30		90	3,321
TOTALS	2,340			1,962	72,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,962	99.7290	73.80	144,796	1950	1985	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1800 HX Base Yr



4816 W US HIGHWAY 90 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,010
TOTAL JUST VALUE	411,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: JOSEPH & LARYMA J SPE						
GRANTEE: WOOLSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 BAS= S30 CAN= S10 E30 N10 W30$ E30 N20 W20 N10 W10$ E10 S10 E20 N40$ CAN= N8 W30 S8 E30$.

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

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.94 Total Land Value: 230,122 Market: 0 Agricultural: 0 Common: 230,122 PRINTED 11/16/2026 BY SYS