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

**2026**

**33-3S-16-02460-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

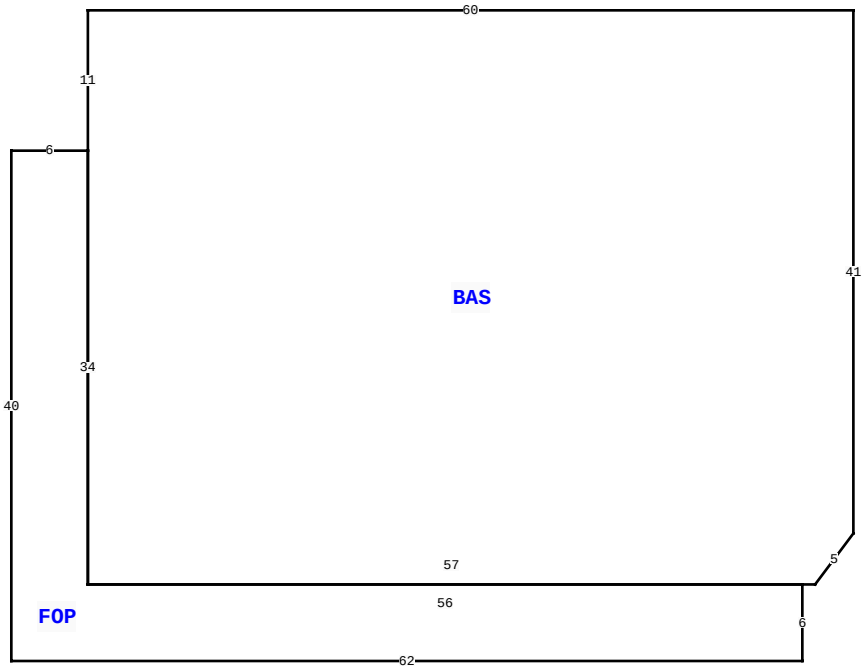
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| 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 | 99,328 |
| FOP | 576 | 30 | | 173 | 6,379 |
| TOTALS | 3,270 | | | 2,867 | 105,706 |

### 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 | 73.74 | 211,413 | 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 | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 180,056 |
| TOTAL MARKET OB/XF VALUE | 5,564 |
| TOTAL LAND VALUE - MARKET | 197,247 |
| TOTAL MARKET VALUE | 382,867 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 382,867 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 382,867 |
| TOTAL JUST VALUE | 382,867 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 378,135 |

| 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$.

### 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 | |

### 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 | 6.00 | 4.80 | 197,247 | | | | | | | |

REVIEW DATE 06/20/2023 BY JB Total Acres: 0.94 Total Land Value: 197,247 Market: 0 Agricultural: 0 Common: 197,247 PRINTED 05/08/2026 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

SDN INC
476 NW ZACK DR
LAKE CITY, FL 32024

**2026**

**33-3S-16-02460-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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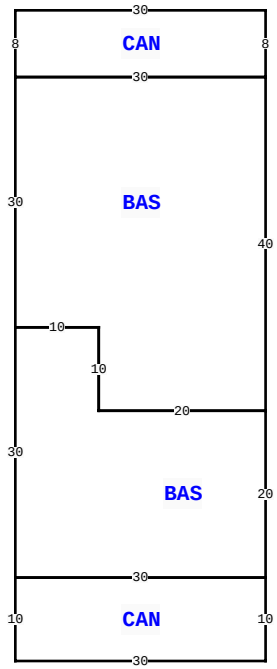
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 06 |
| 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 | 26,527 |
| BAS | 1,100 | 100 | | 1,100 | 41,685 |
| CAN | 240 | 30 | | 72 | 2,729 |
| CAN | 300 | 30 | | 90 | 3,411 |
| TOTALS | 2,340 | | | 1,962 | 74,350 |

## 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 | 75.79 | 148,700 | 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

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
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## VALUATION SUMMARY

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|---|---|---|---|
| | | | |

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/20/2023 BY JB Total Acres: 0.94 Total Land Value: 197,247 Market: 0 Agricultural: 0 Common: 197,247 PRINTED 05/08/2026 BY SYS