

COMM NE COR LOT 7 BLOCK 4 ODOM'S
ADD'N S/D, RUN S 6 DEG W 101.66
S ALONG OLD COUNTRY CLUB RD 69.5

3 IN 1 INVESTMENTS, LLC
PO BOX 1632
LAKE CITY, FL 32056

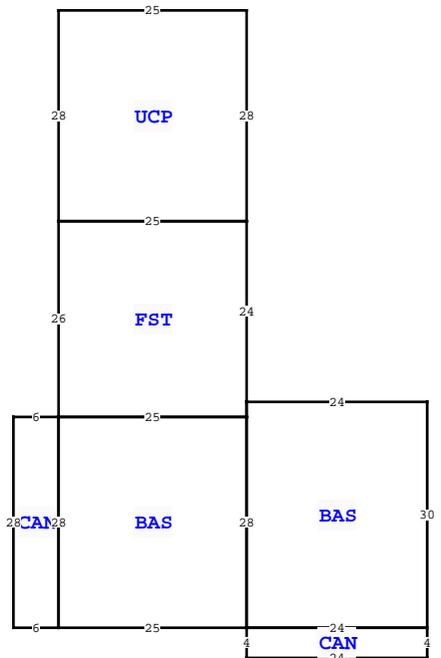
2026

33-3S-17-06869-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	02 02 100
Quality	03 03
DOR CODE	2500 REPAIR SERVICE
MAP NUM	MKT AREA 07

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERV SHOP	0%	- 2025									Heated Area: 1420	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		37,915	
TOTAL MARKET OB/XF VALUE		3,610	
TOTAL LAND VALUE - MARKET		42,563	
TOTAL MARKET VALUE		84,088	
SOH/AGL Deduction		0	
ASSESSED VALUE		84,088	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		84,088	
TOTAL JUST VALUE		84,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,332	
LAND:1:1: ADJ CORNER			
SALE:2:1: INCLUDED 06869-020			
SALE:1:1: SALE INC RE 06869-020			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047789	Roof Replacement	19,985	07/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2734	2/20/2024	WD	U	I	11	100
GRANTOR:DICKS NORMA R LIVING						
GRANTEE:3 IN 1 INVESTMENTS,						
1508/2729	2/20/2024	QC	U	I	11	100
GRANTOR:DICKS RODNEY S LIVING						
GRANTEE:DICKS NORMA R LIVIN						

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	13,514
BAS	720	100		720	13,900
CAN	96	30		29	560
CAN	168	30		50	966
FST	650	50		325	6,274
UCP	700	20		140	2,703
TOTALS	3,034			1,964	37,915

356 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																	
L N	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	153.00	UT	1.50	1.50	100	1993	1993	3	100	230	
2	0260	PAVEMENT-A	0	0	0	0	3,170.00	UT	0.45	0.45	100	1993	1993	3	100	1,427	
3	0140	CLFENCE 6	0	0	0	0	330.00	UT	1.75	1.75	100	1993	1993	3	100	578	
4	0170	FPLC 2STRY	0	0	0	0	1.00	UT	1,375.00	1,375.00	100	2012	2012	3	100	1,375	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W24 S2 S28 E24 N30 \$	
UCP=[ORIG=-24,-24] N28 W25 S28 E25 \$	
BAS=[ORIG=-24,2] W25 S28 E25 N28 \$	
FST=[ORIG=-24,0] N24 W25 S26 E25 N2 \$	
CAN=[ORIG=-24,30] S4 E24 N4 W24 \$	
CAN=[ORIG=-49,2] W6 S28 E6 N28 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 3,610																								
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	2700	C	AUTO SALES	0		00	0.00	0.00	8,377.00	SF		1.00	1.00	1.50	1.35	2.03	16,963							
2	2500	C	SRVC SHOPS	0		00	0.00	0.00	12,642.00	SF		1.00	1.00	1.50	1.35	2.03	25,600							