BEG AT SE COR OF LOT 1 PLANTATIO
RUN NW 351.17 FT TO A CUL-DE SAC
R/W TO S LINE OF LOT 10, RUN E 1

JEMEL REALESTATE HOLDINGS/VERTUASSETS FOUNDATION I
1043 PINEVIEW CIR SW
LIVE OAK, FL 32064

2027

34-3S-16-02461-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	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

4527 W US HIGHWAY 90, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	529,709
TOTAL MARKET VALUE	529,709
SOH/AGL Deduction	0
ASSESSED VALUE	529,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,709
TOTAL JUST VALUE	529,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	529,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0765	AUTOZONE BUILDING	900,000	09/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1656	6/05/2024	WD	U	V	17	0
GRANTOR: JEMEL REALESTATE HOLD						
GRANTEE: VERTUASSETS FOUNDAT						
1416/1667	8/04/2020	QC	U	V	11	100
GRANTOR: CHEEK & SCOTT DRUGS I						
GRANTEE: JEMEL REALESTATE HO						

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			0.00	0.00	53,506.00	SF		1.00	1.00	0.90	11.00	9.90	529,709							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 1.23 Total Land Value: 529,709 Market: 0 Agricultural: 0 Common: 529,709 PRINTED 11/17/2026 BY SYS