

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

2026

34-3S-16-02461-007


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|--------------|----------------------|-----|--------|------------|-------|-------|----------------|---------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|----------------------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|----|---|---|----|---|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 1 Tax Dist: STANDARD 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 481,554 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED 25-0765 AUTOZONE BUILDING 900,000 09/24/2025 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1516/1656</td> <td>6/05/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>17</td> <td>0</td> </tr> </tbody> </table> 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 | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1516/1656 | 6/05/2024 | WD | U | V | 17 | 0 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1516/1656 | 6/05/2024 | WD | U | V | 17 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS EXTRA FEATURES 4527 W US HIGHWAY 90, LAKE CITY | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | | | | | | LGL DATE LAND DATE AG DATE 05/11/2026 MLU | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 06/19/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |