LOT 1 BLOCK A GATORWOOD S/D.

784-95, 787-2147, 870-628, WD 10

JAA INVESTMENT PROPERTIES LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

34-3S-16-02484-008

BUILDING CHARACTERISTICS

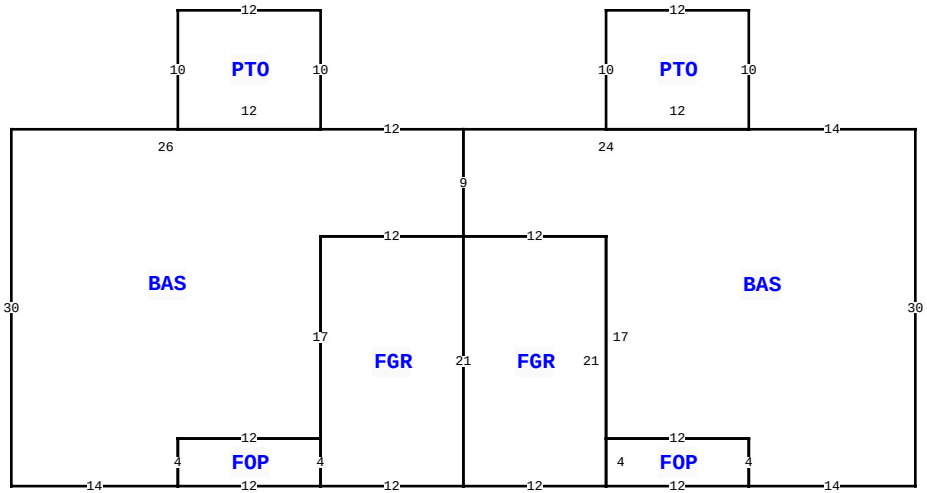
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	39,098
BAS	840	100		840	39,098
FGR	252	55		139	6,470
FGR	252	55		139	6,470
FOP	48	30		14	652
FOP	48	30		14	652
PTO	120	5		6	280
PTO	120	5		6	280
TOTALS	2,520			1,998	92,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,998	106.9950	93.09	185,994	1989	1989	0	0	0	50.00	50.00

1 DUPLEX 0% - 2025 Heated Area: 1680 HX Base Yr



3773 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,994
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	222,494
SOH/AGL Deduction	0
ASSESSED VALUE	222,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,494
TOTAL JUST VALUE	222,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2018	8/13/2024	WD	Q	I	01	420,000
GRANTOR: REDMOND CHRISTIAN SCH						
GRANTEE: JAA INVESTMENT PROP						
1506/1967	1/22/2024	WD	U	I	17	100
GRANTOR: QUPANUAQ						
GRANTEE: REDMOND CHRISTIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N10 W12 S10 E12$ W26 S30 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N21 W12 S17$ N17 E12 N9 $ BAS= S9 FGR= S21 E12 N21 W12$ E12 S17 FOP= S4 E12 N4 W12$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0800	C	MULTI-FAM	0		RMF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/29/2025 BY ME Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS

LOT 1 BLOCK A GATORWOOD S/D.

784-95, 787-2147, 870-628, WD 10

JAA INVESTMENT PROPERTIES LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

34-3S-16-02484-008

BUILDING CHARACTERISTICS

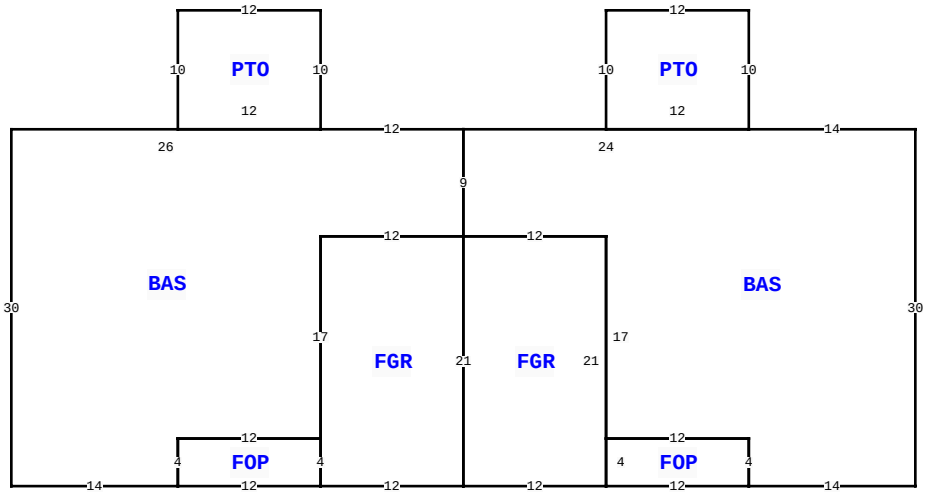
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	39,098
BAS	840	100		840	39,098
FGR	252	55		139	6,470
FGR	252	55		139	6,470
FOP	48	30		14	652
FOP	48	30		14	652
PTO	120	5		6	280
PTO	120	5		6	280
TOTALS	2,520			1,998	92,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,998	106.9950	93.09	185,994	1989	1989	0	0	0	50.00	50.00

2 DUPLEX 0% - 2025 Heated Area: 1680 HX Base Yr



3773 NW ARCHER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,994
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	222,494
SOH/AGL Deduction	0
ASSESSED VALUE	222,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,494
TOTAL JUST VALUE	222,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2018	8/13/2024	WD	Q	I	01	420,000
GRANTOR: REDMOND CHRISTIAN SCH						
GRANTEE: JAA INVESTMENT PROP						
1506/1967	1/22/2024	WD	U	I	17	100
GRANTOR: QUPANUAQ						
GRANTEE: REDMOND CHRISTIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N10 W12 S10 E12$ W26 S30 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N21 W12 S17$ N17 E12 N9 $ BAS= S9 FGR= S21 E12 N21 W12$ E12 S17 FOP= S4 E12 N4 W12$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12$ W24$.

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 01/29/2025 BY ME Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS