

COMM INTERS W LINE OF SW 1/4 OF
R/W CR-252, RUN NE 300 FT FOR PO
FT, E 104.64 FT, NE 141.65 FT TO

CBI UNLIMITED 1, INC
P O BOX 1514
LAKE CITY, FL 32056

2026

34-3S-16-02491-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	10	ABOVE AVG. 30	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		9 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		12 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,196	100	
FOP	305	30	
TOTALS	2,501		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	OFFICE LOW	0%	- 2025								
				Heated Area: 2196			HX Base Yr				
<p>BAS</p> <p>FOP</p>											
<p>4158 W US HIGHWAY 90 , LAKE CITY</p>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			404,046
TOTAL MARKET OB/XF VALUE			17,250
TOTAL LAND VALUE - MARKET			500,222
TOTAL MARKET VALUE			921,518
SOH/AGL Deduction			0
ASSESSED VALUE			921,518
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			921,518
TOTAL JUST VALUE			921,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			914,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053730	Electrical Servic		07/31/2025
000044578	Remodel	75,000	06/02/2022
000044546	Roof Replacement	27,400	05/26/2022
000042841	Roof Replacement	22,524	09/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/792	6/28/2024	WD	U	I	11	100
GRANTOR: CLARY THOMAS A						
GRANTEE: CBI UNLIMITED 1, IN						
1509/1635	10/18/2023	QC	U	I	11	100
GRANTOR: CBI UNLIMITED, INC						
GRANTEE: CLARY THOMAS A						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	14,400.00	14,400.00	50	1993	1993	3	50	7,200	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,710	
3	0010	BARN,BLK	0	0	232	20	4,640.00	UT	1.00	1.00	100	1986	1986	3	100	4,640	
4	0010	BARN,BLK	0	0	270	10	2,700.00	UT	1.00	1.00	100	1990	1990	3	100	2,700	
TOTALS															17,250		

LAND DESCRIPTION															TOTAL OB/XF									
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	1700	C	1STORY OFF	0		00	0.00	0.00	84,071.00	SF		1.00	1.00	0.60	10.00	5.95	500,222							

