

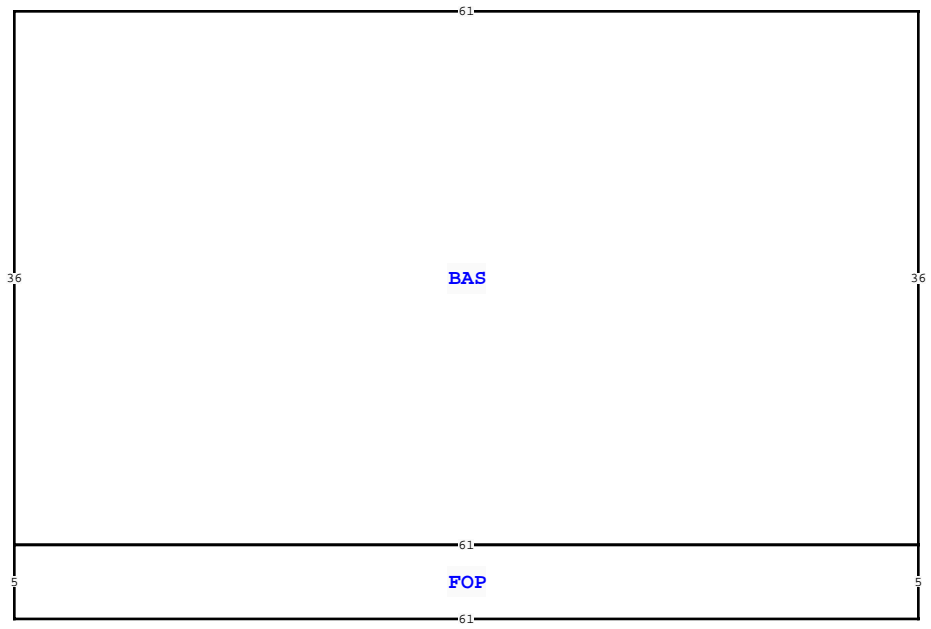
COMM INTERS W LINE OF SW 1/4 OF
R/W CR-252, RUN NE 300 FT FOR PO
FT, E 104.64 FT, NE 141.65 FT TO

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																												
																																			
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>2,196</td> <td>100</td> <td></td> <td>2,196</td> <td>81,033</td> </tr> <tr> <td>FOP</td> <td>305</td> <td>30</td> <td></td> <td>92</td> <td>3,395</td> </tr> <tr> <td>TOTALS</td> <td>2,501</td> <td></td> <td></td> <td>2,288</td> <td>84,427</td> </tr> </tbody> </table>												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,196	100		2,196	81,033	FOP	305	30		92	3,395	TOTALS	2,501			2,288	84,427
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TOTALS	2,501			2,288	84,427																														

COLUMBIA COUNTY PROPERTY				PAGE 1 of 3	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				393,398		
TOTAL MARKET OB/XF VALUE				17,250		
TOTAL LAND VALUE - MARKET				550,245		
TOTAL MARKET VALUE				960,893		
SOH/AGL Deduction				0		
ASSESSED VALUE				960,893		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				960,893		
TOTAL JUST VALUE				960,893		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W61 S36 FOP= S5 E61 N5 W61\$E61 N36\$.						

EXTRA FEATURES															4158 W US HIGHWAY 90 , LAKE CITY		BLD DATE	LGL DATE	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	XF DATE	AG DATE
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			
TOTAL OB/XF																	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	11.00	6.55	550,245							

