

COMM AT SE COR OF SEC, RUN N 523
 CONT NORTH 200 FT, W 125 FT, N 1
 TO S R/W OF US HWY 90, W ALONG R

PROBUILT LLC
 792 SW BASCOM NORRIS DR
 LAKE CITY, FL 32025

2026

34-3S-16-02496-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	05	ASPH TILE 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		2 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		3 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Quality	05	05	
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	1,056	100	2024
TOTALS	1,056		1,056

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4900	02	1,056	118.0000	89.68	94,702	2023	2023	0	0	1.00	99.00	
3 OFFICE LOW 0% - 2024			Heated Area: 1056			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
TOTALS		1,056		1,056	93,755							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			93,755
TOTAL MARKET OB/XF VALUE			9,300
TOTAL LAND VALUE - MARKET			476,982
TOTAL MARKET VALUE			580,037
SOH/AGL Deduction			0
ASSESSED VALUE			580,037
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,037
TOTAL JUST VALUE			580,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			577,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046293	Modular Building		01/18/2023
13-0382	M H	200	09/04/2013
1960	DEMOLISH	25	11/18/2010
389	ADDN COMM	127	03/09/1995
389	ADDN COMM	128	03/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1366	7/07/2015	WD	U	V	11	100
GRANTOR: BRIAN BICKEL TRUSTEE						
GRANTEE: PROBUILT LLC						
1260/2352	8/30/2013	WD	Q	V	01	450,000
GRANTOR: BRIAN BICKEL TRUSTEE						
GRANTEE: PROBUILT LLC						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
3752 W US HIGHWAY 90 , LAKE CITY								04/09/2024		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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0081	DECKING WI	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0060	CARPORT F	0	0	50	25	1.00	UT	5,500.00	5,500.00	100	2023	2022		100	5,500	

TOTAL OB/XF																	9,300
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BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2024;ORIG=10,10] S22 E48 N22 W48 \$																

LAND DESCRIPTION																								
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		CHI	0.00	0.00	63,597.60	SF		1.00	1.00	0.75	10.00	7.50	476,982							