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

MIDDLETON JAMES SCOTT/ROSENFELD JOEL
347 SW MAIN BLVD, SUITE 102
LAKE CITY, FL 32025

2026

34-3S-16-02496-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	374,868
TOTAL MARKET VALUE	374,868
SOH/AGL Deduction	0
ASSESSED VALUE	374,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,868
TOTAL JUST VALUE	374,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0817	11/10/2017	WD	Q	V	01	325,000

GRANTOR: PROBUILT LLC

GRANTEE: JAMES SCOTT MIDDLET

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	1000	C	VACANT COMME	0		CHI	0.00	0.00	34,078.92	SF		1.00	1.00	1.00	11.00	11.00	374,868							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.78 Total Land Value: 374,868 Market: 0 Agricultural: 0 Common: 374,868 PRINTED 06/19/2026 BY SYS