BEG AT SE COR OF SEC 34, RUN N 5 FT, N 325 FT TO S R/W OF U S HWY R/W 102.10 FT, S 300.69 FT, W 29

LJC-1031, LLC/MOTT JACK REVOCABLE TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

2027

34-3S-16-02498-000

BUILDING CHARACTERISTICS

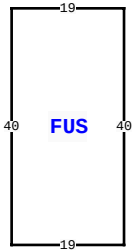
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

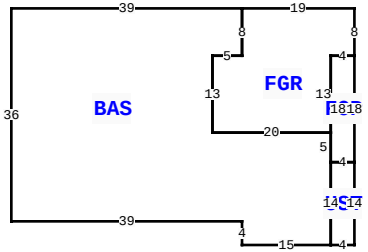
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	77,206
FGR	412	55		227	10,792
FOP	72	30		22	1,046
FUS	760	100		760	36,131
UST	56	45		25	1,189
TOTALS	2,924			2,658	126,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,658	66.4877	73.14	194,406	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2384 HX Base Yr





203 SW LODGE CT, LAKE CITY

BLD DATE		LGL DATE	
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	126,364
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	1,127,800
TOTAL MARKET VALUE	196,238
SOH/AGL Deduction	0
ASSESSED VALUE	196,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,238
TOTAL JUST VALUE	1,255,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,459,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15373	M H	125	04/12/1999
10164	M H	125	09/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1745	10/07/2026	WD	Q	I	01	1,295,000
GRANTOR: LJC-1031, LLC						
GRANTEE: RACETRAC INC						
1217/1785	1/03/2011	WD	U	I	16	0
GRANTOR: DDC-1031 LLC						
GRANTEE: JACK MOTT (1/3 INT)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S36 E39 S4 E15 UST= E4 N14 W4 S14$ N14 FOP= E4 N18 W4 S18$ N5 FGR= N13 E4 N8 W19 S8 W5 S13 E20$ W20 N13 E5 N8$ PTR= N30 FUS= N40 W19 S40 E19$ S30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	0		CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	63,000.00	63,000.00	63,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.60	AC		1.00	1.00	0.75	445.00	333.75	5,874							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.60	AC		1.00	1.00	1.00	60,500.00	60,500.00	1,064,800							

REVIEW DATE BY Total Acres: 18.60 Total Land Value: 68,874 Market: 1,064,800 Agricultural: 5,874 Common: 63,000 PRINTED 11/16/2026 BY SYS