

COMM SE COR OF NE1/4 OF NW1/4, S
 FT TO S R/W OF NE WASHINGTON ST,
 593.71 FT, S 4 DEG W 137.74 FT,

WATERTOWN PROPERTIES, LLC
 6355 SE COUNTY ROAD 245
 LAKE CITY, FL 32025

2026

34-3S-17-06906-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 51,000 TOTAL MARKET VALUE 51,000 SOH/AGL Deduction 13,900 ASSESSED VALUE 37,100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,100 TOTAL JUST VALUE 51,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1567/1236 5/04/2026 QC U V 11 100 GRANTOR: SHEPWORDTH LLC GRANTEE: WATERTOWN PROPRTIE											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM MKT AREA 06										XF DATE										LAND DATE 06/23/2021 MLU											
NEIGHBORHOOD/LOC 34317.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	51,000														
REVIEW DATE 02/05/2025 BY TP Total Acres: 3.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 05/08/2026 BY SYS																															