LOT 1 WATERTOWN PROPERTIES S/D D
COR OF NE1/4 OF NW1/4, S 28 DEG
R/W OF NE WASHINGTON ST, E ALONG

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

**2027**

**34-3S-17-06906-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34317.08 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2409 E DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/23/2021 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### 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 | 10,190 |
| ASSESSED VALUE | 40,810 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 40,810 |
| TOTAL JUST VALUE | 51,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 51,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056188 | Storage Building | 40,000 | 07/28/2026 |
| | | | |
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### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1571/1833 | 6/29/2026 | QC | U | V | 11 | 100 |
| GRANTOR: SHEPWORTH, LLC | | | | | | |
| GRANTEE: WATERTOWN PROPERTIE | | | | | | |
| 1567/1236 | 5/04/2026 | QC | U | V | 11 | 100 |
| GRANTOR: SHEPWORTH LLC | | | | | | |
| GRANTEE: WATERTOWN PROPERTIE | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/28/2026 BY Andres Total Acres: 3.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS