BEG WHERE E R/W OF US-41 INTER W
SE/14 OF NW1/4, E 1536 FT, N 509
FT TO E R/W OF US-41, SE ALONG R

G & K NURSERY, INC
1375 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2026

34-4S-17-08969-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6900	MISC AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	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	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

7031 S US HIGHWAY 441 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	12,900
SOH/AGL Deduction	2,257
ASSESSED VALUE	10,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,643
TOTAL JUST VALUE	117,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,400

PRMT:1:1: 14X70 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7784	M H	100	11/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0032	2/27/2015	WD	Q	I	01	88,000
GRANTOR: JAMES B & SARABETH M						
GRANTEE: G & K NURSERY, INC						
1194/2385	5/18/2010	WD	Q	I	01	70,000
GRANTOR: RONALD ALDINE FEAGLE						
GRANTEE: JAMES B & SARABETH						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	6900	A	ORNAMENTAL	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	550.00	550.00	5,500							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/13/2017 BY BC Total Acres: 10.00 Total Land Value: 5,500 Market: 110,000 Agricultural: 5,500 Common: 0 PRINTED 06/25/2026 BY SYS