LOTS 3 & 4 BLOCK A HOLLINGSWORTH
712-891, WD 1304-404, 1380-1175,

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2027

34-6S-16-04059-204

BUILDING CHARACTERISTICS

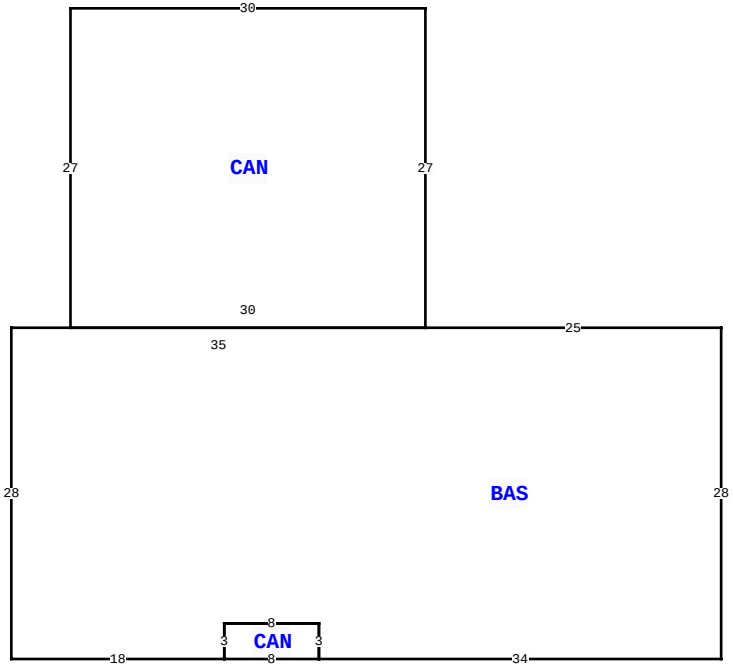
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	49,216
CAN	24	30		7	208
CAN	810	30		243	7,222
TOTALS	2,490			1,906	56,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0210	04	1,906	79.0455	74.30	141,616	2005	2005	0	0	15	45.00	40.00

1 MODULAR 1 0% - 2023 Heated Area: 1656 HX Base Yr



7075 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,646
TOTAL MARKET OB/XF VALUE	20,504
TOTAL LAND VALUE - MARKET	89,473
TOTAL MARKET VALUE	166,623
SOH/AGL Deduction	0
ASSESSED VALUE	166,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,623
TOTAL JUST VALUE	166,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,623

BLDG:1:1: NO VAULT ONLY SAFE

SALE:1:1: 2 PARCELS (04049-203)

LAND:1:1: LOT 4 BLOCK A HOLLINGSWORTH ESTATES COMM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051666	Remodel	45,000	11/27/2024
000046945	Remodel	20,000	04/12/2023
23123	M H	223	05/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1290	11/01/2022	WD	U	I	12	219,000
GRANTOR: SEACOAST NATIONAL BAN						
GRANTEE: CRB INVESTMENT PROP						
1304/0404	11/09/2015	WD	U	I	18	100,000
GRANTOR: CNB NATIONAL BANK (FK						
GRANTEE: PEOPLES STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 CAN= N27 W30 S27 E30$ W35 S28 E18 CAN= E8 N3 W8 S3$ N3 E8 S3 E34 N28$.

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	17,405.00	UT	0.75	0.75	100	2005	2005	3	100	13,054	
2	0166	CONC,PAVMT	0	0	4	175	700.00	UT	2.50	2.50	100	2005	2005	3	100	1,750	
3	0253	LIGHTING	0	0	0	0	6.00	UT	750.00	750.00	100	2005	2005	3	100	4,500	
4	0168	PNEUMATIC	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 20,504

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	1700	C	1STORY OFF	0		A-1	0.00	0.00	77,972.00	SF		1.00	1.00	0.85	1.35	1.15	89,473							

REVIEW DATE 05/26/2026 BY NH Total Acres: 1.79 Total Land Value: 89,473 Market: 0 Agricultural: 0 Common: 89,473 PRINTED 11/17/2026 BY SYS