PARCEL C FORT WHITE SQUARE.

682-3, 860-285, TR 1528-616, WD

FOUR SEVEN HOLDINGS LLC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

34-6S-16-04059-303

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.030 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	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	126,901
TOTAL MARKET VALUE	126,901
SOH/AGL Deduction	0
ASSESSED VALUE	126,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,901
TOTAL JUST VALUE	126,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,901

SALE:1:1: LOT C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/989	11/25/2025	WD	Q	V	01	140,000
GRANTOR: MCCOMBS FAMILY TRUST						
GRANTEE: FOUR SEVEN HOLDINGS						
1528/616	11/25/2024	TR	U	V	11	100
GRANTOR: MCCOMBS TERRELL E						
GRANTEE: MCCOMBS FAMILY TRUS						

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

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	1000	C	VACANT COMME	0		CI	0.00	0.00	59,024.00	SF		1.00	1.00	1.00	1.35	1.35	79,682							
2	1000	C	VACANT COMME	0			0.00	0.00	59,024.00	SF		1.00	1.00	1.00	0.80	0.80	47,219							

REVIEW DATE 02/13/2026 BY TP Total Acres: 2.71 Total Land Value: 126,901 Market: 0 Agricultural: 0 Common: 126,901 PRINTED 05/08/2026 BY SYS