COMM AT NW COR OF NE 1/4 OF SE 1
S 330.93 FT TO SRHTH'LY R/W LINE
N 56 DEG E 214.39 FT TO POB, N 5

VICTORY LAND HOLDINGS LLC
2008 OHIO AVE N
LIVE OAK, FL 32060

**2027**

**35-3S-16-02519-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |

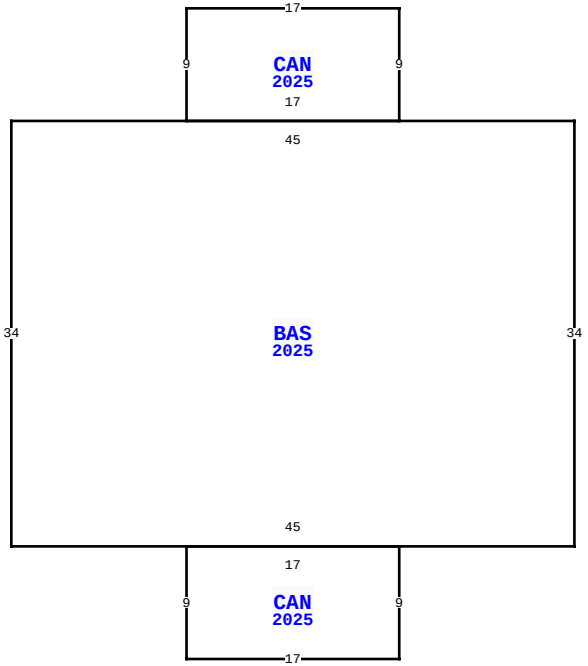
DOR CODE: 1700 OFFICE BLD 1STY
MAP NUM:
MKT AREA: 06
NEIGHBORHOOD/LOC: 35316.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,530 | 100 | 2025 | 1,530 | 151,061 |
| CAN | 153 | 30 | 2025 | 46 | 4,542 |
| CAN | 153 | 30 | 2025 | 46 | 4,542 |
| TOTALS | 1,836 | | | 1,622 | 160,144 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 1,622 | 134.7696 | 99.73 | 161,762 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 OFFICE LOW 0% - 2025 Heated Area: 1530 HX Base Yr




465 NW REAL TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 160,144 |
| TOTAL MARKET OB/XF VALUE | 12,768 |
| TOTAL LAND VALUE - MARKET | 353,706 |
| TOTAL MARKET VALUE | 526,618 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 526,618 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 526,618 |
| TOTAL JUST VALUE | 526,618 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 526,618 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049250 | New Commercial Co | 250,000 | 02/20/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1503/1961 | 12/01/2023 | WD | Q | V | 05 | 1,000,000 |

GRANTOR: OVERFLOW LAND TRUST
GRANTEE: VICTORY LAND HOLDIN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,15] S34 E45 N34 W45 $
CAN=[YR=2025;ORIG=24,6] S9 E17 N9 W17 $
CAN=[YR=2025;ORIG=24,49] S9 E17 N9 W17 $
.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 4,256.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 12,768 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,768

| 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 | | CI | | | 101,059.00 | SF | | 1.00 | 1.00 | 1.00 | 3.50 | 3.50 | 353,706 | | | | | | | |

REVIEW DATE 02/13/2025 BY mark Total Acres: 2.32 Total Land Value: 353,706 Market: 0 Agricultural: 0 Common: 353,706 PRINTED 11/16/2026 BY SYS