

COMM SE COR, RUN W 493.49 FT, N
 FT FOR POB, RUN N 84 DEG W 150 F
 FT TO S R/W OF US-90, S 84 DEG E

TERPS ACQUISITIONS LC, LLC
 21088 HAMLIN DR
 BOCA RATON, FL 33433

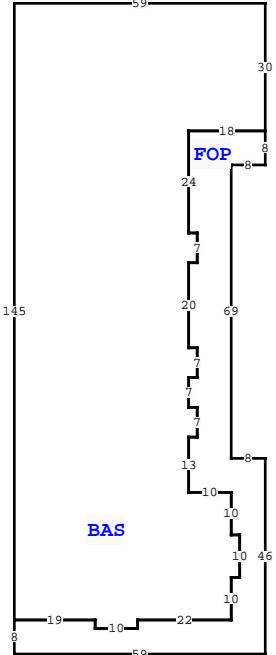
2026

35-3S-16-02579-001



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 50				
19	COMMON BRK 50				
04	WOOD TRUSS 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
02	F.NOT SUS 100				
06	ENG CENTRL 100				
09	ENG F AIR 100				
12	100				
02	WOOD FRAME 100				
12	100				
25	100				
1.	1. 100				
0	0 100				
03	03 100				
05	05				
1700	OFFICE BLD 1STY				
	MKT AREA	06			
35316.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,867	100		6,867	227,264
FOP	1,608	30		482	15,952
TOTALS	8,475			7,349	243,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	7,349	89.4400	66.19	486,430	1986	1986	0	0	50.00	50.00
1 OFFICE LOW 0% - 2023			Heated Area: 6867			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,215
TOTAL MARKET OB/XF VALUE		8,635
TOTAL LAND VALUE - MARKET		480,000
TOTAL MARKET VALUE		731,850
SOH/AGL Deduction		0
ASSESSED VALUE		731,850
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		731,850
TOTAL JUST VALUE		731,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046180	Remodel	200,000	06/29/2023
000044217	Roof Replacement	44,717	04/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2342	10/06/2022	WD U	I	I	37	1,800,000
GRANTOR: DANIEL CRAPPS AGENCY,						
GRANTEE: TERPS ACQUISITIONS						
1476/263	9/23/2022	WD U	I	I	30	720,000
GRANTOR: APALACHICOLA FOREST L						
GRANTEE: DANIEL CRAPPS AGENC						

EXTRA FEATURES																	
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,200	
2	0166	CONC, PAVMT	0	0	0	0	29.00	UT	15.00	15.00	100	2001	2001	3	100	435	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W59 S145 E19 S2 E10 N2 E22N10 E2 N10 W2 N10 W10 N13 E2 N7 W2 N7 E2 N7 W2 N20 E2 N7 W2N24 E18 FOP= S8 W8 S69 E8 S46 W59 N8 E19 S2 E10 N2 E22 N10 E2 N10 W2 N10 W10 N13 E2 N7 W2 N7 E2 N7 W2 N20 E2 N7 W2 N24 E18\$ N30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1200	C	STORE COMB	0		CG	150.00	200.00	30,000.00	SF		1.00	1.00	1.00	16.00	16.00	480,000							