BEG SE COR OF LOT 9 LAKE
HARRIS FARMS, RUN NE 718.40
FT, W 360 FT, S 765.25 FT, E

ERA INVESTMENTS LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

2026

35-3S-16-02582-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030 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	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,250
TOTAL LAND VALUE - MARKET	62,236
TOTAL MARKET VALUE	75,486
SOH/AGL Deduction	28,684
ASSESSED VALUE	46,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,802
TOTAL JUST VALUE	75,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,643

SALE:1:1: 1/2 UNDIV INT EACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1047	6/12/2018	WD	U	V	11	100
GRANTOR: ANILKUMAR D & HEMA PA						
GRANTEE: ERA INVESTMENTS LLC						
1371/0519	6/05/2018	WD	U	V	11	0
GRANTOR: ANILKUMAR D & HEMA PA						
GRANTEE: ERA INVESTMENTS LLC						

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	0253	LIGHTING	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
2	0260	PAVEMENT-A	0	0	235	25	5,875.00	UT	2.00	2.00	100	2025	2024		100	11,750	

LAND DESCRIPTION

TOTAL OB/XF 13,250

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		CG	364.00	126.00	25,264.00	SF		1.00	1.00	0.70	3.50	2.45	61,897							
2	9630	C	SWAMP	0			0.00	0.00	3.39	AC		1.00	1.00	1.00	100.00	100.00	339							

REVIEW DATE 07/12/2023 BY JB Total Acres: 3.97 Total Land Value: 62,236 Market: 0 Agricultural: 0 Common: 62,236 PRINTED 06/19/2026 BY SYS