BEG AT INTERS OF S LINE OF SAL R
OF SW1/4 OF NW1/4, RUN S 524 FT,
N 524 FT, E 292 FT TO POB, EX 1

ADAM HOLDINGS GROUP, LLC
5379 LYONS RD, 1601
COCONUT CREEK, FL 33073

2027

35-3S-17-07376-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.010 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

3076 NE WASHINGTON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	26,259
TOTAL MARKET VALUE	33,459
SOH/AGL Deduction	0
ASSESSED VALUE	33,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,459
TOTAL JUST VALUE	33,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27854	RECONNECT	75	06/04/2009
27109	M H	0	06/24/2008
13000	M H	125	08/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2074	6/30/2025	WD	Q	I	01	50,000
GRANTOR: OLISA PROPERTIES LLC						
GRANTEE: ADAM HOLDINGS GROUP						
1537/2266	4/03/2025	WD	Q	I	01	3,500
GRANTOR: TRAPP EUGENE						
GRANTEE: OLISA PROPERTIES LL						

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	9901	C	AC/XFOB	0			0.00	0.00	105,036.00	SF		1.00	1.00	1.00	0.25	0.25	26,259							

REVIEW DATE 07/18/2025 BY TP Total Acres: 2.41 Total Land Value: 26,259 Market: 0 Agricultural: 0 Common: 26,259 PRINTED 11/17/2026 BY SYS