

COMM NE COR OF SEC, W 1723.90 FT
 407.15 FT, E 154.36 FT, S 875.79
 FT, N 1282.54 FT TO N LINE OF SE

CINERA GROUP LLC
 340 NW OLIVE GLN
 LAKE CITY, FL 32055

2026

35-4S-16-03282-023


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 67,901 TOTAL MARKET VALUE 67,901 SOH/AGL Deduction 0 ASSESSED VALUE 67,901 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,901 TOTAL JUST VALUE 67,901 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1554/1334</td> <td>11/18/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>75,000</td> </tr> </tbody> </table> GRANTOR: SIMS DANIEL E JR GRANTEE: CINERA GROUP LLC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1554/1334	11/18/2025	WD	U	V	30	75,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1554/1334	11/18/2025	WD	U	V	30	75,000																																					
TOTALS EXTRA FEATURES										1144 SW KING ST, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU																																	
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																											
																	BUILDING NOTES 																										
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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	9.53	AC		1.00	1.00	0.75	9,500.00	7,125.00	67,901																										
REVIEW DATE 05/04/2026 BY MLU Total Acres: 9.53 Total Land Value: 67,901 Market: 0 Agricultural: 0 Common: 67,901 PRINTED 05/08/2026 BY SYS																																											