

COMM SE COR OF SW1/4, RUN W 50 F  
W 100 FT, N 503.60 FT TO S R/W U  
R/W 100 FT, S 492.75 FT TO POB.

VYP, LLC  
794 SW MANDIBI DR  
LAKE CITY, FL 32024

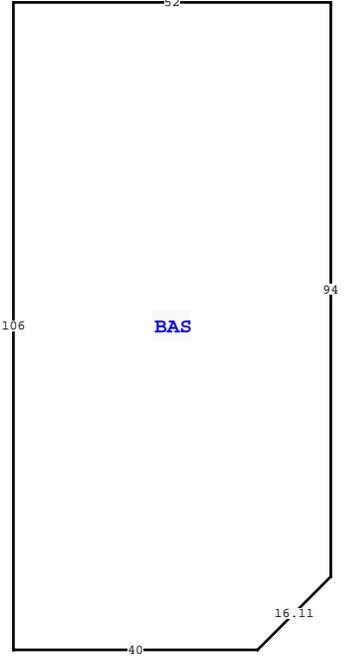
2026

36-3S-16-02619-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		3	100
Frame	05	STEEL	100
Story Height		12	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	04	04	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,440	100	
TOTALS	5,440		5,440 127,019

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	STORE RETL	0%	0										
				Heated Area: 5440									
					HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			127,019
TOTAL MARKET OB/XF VALUE			15,992
TOTAL LAND VALUE - MARKET			623,260
TOTAL MARKET VALUE			766,271
SOH/AGL Deduction			0
ASSESSED VALUE			766,271
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			766,271
TOTAL JUST VALUE			766,271
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			758,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050737	Roof Replacement	65,670	09/05/2024
11448	COMMERCIAL	650	07/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/0944	3/30/2012	WD	U	I	12	400,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JCP-VYP LLC						
1218/1083	7/13/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

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	0166	CONC,PAVMT	0	0	0	0	996.00	UT	2.00	2.00	100	1996	1996	3	100	1,992	
2	0260	PAVEMENT-A	0	0	0	0	15,000.00	UT	1.10	1.10	80	1996	1996	3	80	13,200	
3	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

TOTAL OB/XF														15,992			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
				04/08/2024		MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W52 S106 E40 R12 U12 N94S.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		CI	100.00	375.00	40,100.00	SF		1.00	1.00	1.00	15.00	15.00	601,500							
2	1000	C	VACANT COMME	0		CI	100.00	0.00	7,250.00	SF		1.00	1.00	1.00	3.00	3.00	21,750							
3	9601	C	RETENTION AR	0			0.00	0.00	0.06	AC		1.00	1.00	1.00	175.00	175.00	10							