COMM SE COR OF SEC, RUN W 40 FT
CONT W 863.50 FT FOR POB, CONT W
COR OF SE1/4 OF SE1/4, RUN N 40

4 PARTNERS REAL ESTATE, LLC
161 SW FAITH RD
LAKE CITY, FL 32025

2027

36-3S-16-02626-001

BUILDING CHARACTERISTICS

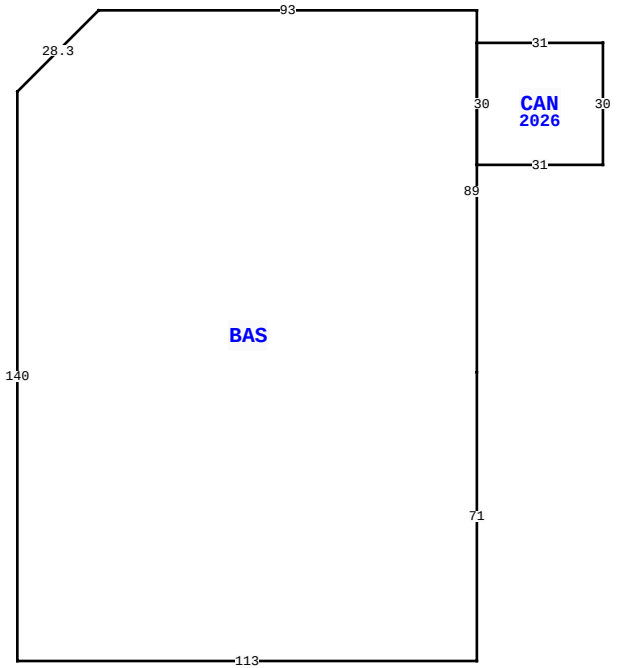
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,880	100		17,880	897,326
CAN	930	30	2026	279	14,001
TOTALS	18,810			18,159	911,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	18,159	121.2294	54.55	990,573	2015	2015	0	0	0	8.00	92.00

2 PREF M B R 0% - 2025 Heated Area: 17880 HX Base Yr



161 SW FAITH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	33,540.00	UT	1.60	1.60	100	2015	2015	3	100	53,664	
2	0166	CONC,PAVMT	0	0	5	150	750.00	UT	2.00	2.00	100	2015	2015	3	100	1,500	
3	0164	CONC BIN	0	0	10	10	100.00	UT	5.00	5.00	100	2015	2015	3	100	500	
4	0295	SPKLR SYS	0	0	0	0	17,880.00	UT	1.75	1.75	100	2015	2015	3	100	31,290	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	911,327
TOTAL MARKET OB/XF VALUE	87,454
TOTAL LAND VALUE - MARKET	337,372
TOTAL MARKET VALUE	1,336,153
SOH/AGL Deduction	0
ASSESSED VALUE	1,336,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,336,153
TOTAL JUST VALUE	1,336,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,336,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0760	REMODEL		10/15/2024
14-0501	COMMERCIAL	4,263	12/31/2014
14-0413	DEMOLISH	25	11/03/2014
7970	COMMERCIAL	85,000	01/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/205	8/30/2024	WD	Q	I	01	1,700,000
GRANTOR: GIBSONS FURNITURE STO						
GRANTEE: 4 PARTNERS REAL EST						
1247/0499	12/12/2012	WD	Q	I	01	400,000
GRANTOR: DONALD A PURVIS						
GRANTEE: GIBSONS HOME STORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W93 D20L20 S140 E113 N71 N89 $
CAN=[YR=2026;ORIG=0,8] S30 E31 N30 W31 $
.

LAND DESCRIPTION

TOTAL OB/XF 87,454

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	90,017.00	SF		1.00	1.00	1.00	3.50	3.50	315,060							
2	9630	C	SWAMP	0			0.00	0.00	63,750.00	SF		1.00	1.00	0.10	3.50	0.35	22,312							

REVIEW DATE 03/23/2026 BY ME Total Acres: 3.53 Total Land Value: 337,372 Market: 0 Agricultural: 0 Common: 337,372 PRINTED 11/16/2026 BY SYS