



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																																																																																																																																																					
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NEIGHBORHOOD/LOC						36316.010 1.00/																																																																																																																																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																		
TOTALS																																																																																																																																																																							
EXTRA FEATURES						2196 W US HIGHWAY 90 , LAKE CITY																																																																																																																																																																	
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																																																																																																																																																								
LAND DESCRIPTION																TOTAL OB/XF										0																																																																																																																																													
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	1000	C	VACANT COMME	0		CI	200.00	100.00	25,400.00	SF		1.00	1.00	0.50	16.00	8.00	203,200																																																																																																																																																						
REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.58 Total Land Value: 203,200 Market: 0 Agricultural: 0 Common: 203,200 PRINTED 06/19/2026 BY SYS																																																																																																																																																																							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23465	COMMERCIAL	175	08/05/2005
18577	PUMP/UTPOL	30	08/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0426	3/29/2014	WD	Q	I	01	180,000
GRANTOR: WILLIAM D EPPERSON						
GRANTEE: JCP-VYP LLC						
1072/0510	1/26/2006	QC	Q	I	06	100
GRANTOR: JUNE N EPPERSON						
GRANTEE: WILLIAM D EPPERSON						

BUILDING NOTES									

BUILDING DIMENSIONS									