LOTS 2, 3, 4 & 5 BLOCK A WESTWOO SUBDIVISION.

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

**2026**

**36-3S-16-02631-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 36316.010 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2196 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 190,500 |
| TOTAL MARKET VALUE | 190,500 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 190,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 190,500 |
| TOTAL JUST VALUE | 190,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,510 |

| 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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1000 | C | VACANT COMME | 0 | | CI | 200.00 | 100.00 | 25,400.00 | SF | | 1.00 | 1.00 | 0.50 | 15.00 | 7.50 | 190,500 | | | | | | | |

REVIEW DATE 05/07/2026 BY ME Total Acres: 0.58 Total Land Value: 190,500 Market: 0 Agricultural: 0 Common: 190,500 PRINTED 05/08/2026 BY SYS