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

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

2027

36-3S-16-02631-000

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	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	203,200
TOTAL MARKET VALUE	203,200
SOH/AGL Deduction	0
ASSESSED VALUE	203,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,200
TOTAL JUST VALUE	203,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,200

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	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 11/16/2026 BY SYS