

COMM NE COR OF SEC, S ALONG SEC  
FOR POB, W 910.35 FT, S 436.93 F  
N 436.93 FT TO POB.

JB3, LLC  
182 SW GROUSE PL  
LAKE CITY, FL 32025

2026

22-4S-16-03086-002



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 82,080 <b>TOTAL MARKET VALUE</b> 89,080 <b>SOH/AGL Deduction</b> 30,952 <b>ASSESSED VALUE</b> 58,128 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 58,128 <b>TOTAL JUST VALUE</b> 89,080 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 89,080																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1481/1882</td> <td>12/21/2022</td> <td>WD</td> <td>U</td> <td>I</td> <td>37</td> <td>75,000</td> </tr> </tbody> </table> GRANTOR: PETTY ZIMMIE C GRANTEE: JB3, LLC 0936/0025 9/24/2001 WD Q I 01 100 GRANTOR: MILDRED SPARROW GRANTEE: Z PETTY (CORRECTIVE)										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1481/1882	12/21/2022	WD	U	I	37	75,000
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			04/09/2025		MLU																																						
TOTALS																																											
<b>EXTRA FEATURES</b>																																											
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																													
<b>LAND DESCRIPTION</b>																																											
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	0000	C	VAC RES	0		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	9,000.00	9,000.00	82,080																										
<b>REVIEW DATE</b> 04/04/2025 <b>BY</b> ks <b>Total Acres:</b> 9.12 <b>Total Land Value:</b> 82,080 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 82,080 <b>PRINTED 02/18/2026 BY SYS</b>																																											