

COLUMBIA COUNTY

Property Appraiser

Parcel 08-3S-17-04911-000

Owners

COBROD 1 LLC
PO BOX 128
MADISON, FL 32341

Parcel Summary

Location	3554 N US HIGHWAY 441
Use Code	1126: CONV STORE/GAS
Tax District	3: COUNTY
Section	08
Township	3S
Range	17
Acreage	16.7900
Subdivision	DIST 3

Legal Description

COMM NE COR OF W1/2 OF SW1/4, RUN E 76.5 FT TO C/L US-441, S ALONG SAID C/L 1399.96 FT, W 50 FT TO W OF SAID RD FOR POB, RUN S 860 FT, W 629.97 FT, N 1204.80 FT TO S R/W OF I-10 RAMP, SE'LY ALONG R/W 736.21 FT, E 14 FT TO POB. ALSO COMM NW COR OF SW1/4, RUN S 787.72 FT TO S R/W I-10 FOR POB, RUN E ALONG R/W 100.06 FT, S 100 FT, W 100.02 FT, N 100 FT TO POB.

365-69, WD 1487-431, WD 1487-431, WD 1494-924, QC 1515-218, QC 1515-2032, WD 1519-2576,



Working Values

	2025
Total Building	\$121,669
Total Extra Features	\$16,500
Total Market Land	\$320,975
Total Ag Land	\$0
Total Market	\$459,144
Total Assessed	\$459,144
Total Exempt	\$0
Total Taxable	\$459,144
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$101,390	\$98,580	\$92,233	\$85,200	\$85,166	\$83,758	\$83,758
Total Extra Features	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500
Total Market Land	\$308,738	\$308,738	\$308,738	\$308,738	\$308,166	\$308,166	\$295,959
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$426,628	\$423,818	\$417,471	\$410,438	\$409,832	\$408,424	\$396,217
Total Assessed	\$426,628	\$423,818	\$417,471	\$410,438	\$409,832	\$408,424	\$396,217
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$426,628	\$423,818	\$417,471	\$410,438	\$409,832	\$408,424	\$396,217
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1519/2576	2024-07-19	U	35	WARRANTY DEED	Improved	\$2,130,000	Grantor: MELBOURNE PROPERTY GROUP LLC Grantee: COBROD 1 LLC
QC 1515/2032	2024-05-30	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: SAHA SAGAR Grantee: MELBOURNE PROPERTY GROUP LLC
QC				QUIT CLAIM			Grantor: SAHA RAMEN

1515/218	2024-05-22	U	11	DEED	Improved	\$100	Grantee: SAHA SAGAR
WD 1494/924	2023-07-06	U	11	WARRANTY DEED	Improved	\$100	Grantor: SAN ANN FOOD STORES, INC Grantee: MELBOURNE PROPERTY GROUP LLC
WD 1487/431	2023-03-27	U	37	WARRANTY DEED	Improved	\$850,000	Grantor: SAN ANN FOOD STORES INC Grantee: MELBOURNE PROPERTIES GROUP LLC

Buildings

Building # 1, Section # 1, 85166, COMMERCIAL BLDGS

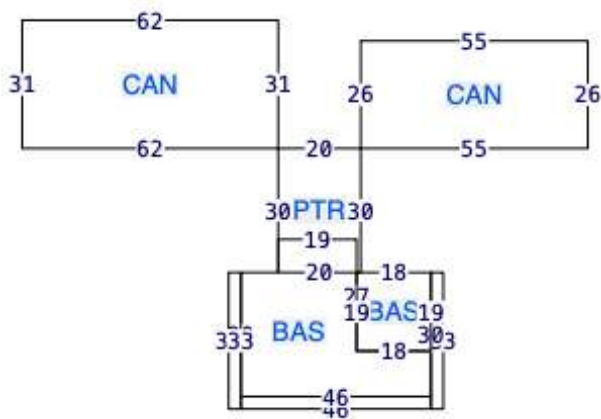
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
4300	04	1532	\$202,781	1954	1995	0.00%	40.00%	60.00%	\$121,669

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
RS	Roof Structure	09	RIDGE FRME
RC	Roof Cover	04	BUILT-UP
IW	Interior Wall	02	WALL BD/WD
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	15	HARDTILE
CE	Ceiling	01	FIN.SUSPD
AC	Air Conditioning	06	ENG CENTRL
HT	Heating Type	09	ENG F AIR
FIX	Fixtures	6.00	
FR	Frame	03	MASONRY
SH	Story Height	10.00	
RMS	RMS	2.00	
STR	Stories	1.	1.
UT	Units	0.00	
COND	Condition Adjustment	03	03

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	342	100%	342
<u>BAS</u>	1,190	100%	1,190
<u>CAN</u>	99	30%	30
<u>CAN</u>	99	30%	30
<u>CAN</u>	138	30%	41
<u>CAN</u>	1,430	30%	429
<u>CAN</u>	1,922	30%	577



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0166	CONC,PAVMT			1.00	\$0	0	100%	\$15,000	

0253	LIGHTING			3.00	\$500	2002	100%	\$1,500	
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Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
1410	CONV STORE		.00	.00	43,560.00	\$1.75/SF	1.00	1.00	\$76,230	
1410	CONV STORE		.00	.00	15.79	\$15,500.00/AC	15.79	1.00	\$244,745	PARTIALLY IN FLOOD ZONE

Personal Property

Account	Secured/ Unsecured	Owner	Description
08190-000	Unsecured	JOY FOOD STORE INC #404	B - BUSINESS
13469-000	Unsecured	SANANN FOOD STORES, INC #404	B - BUSINESS

Permits

Date	Permit	Type	Status	Description
Dec 13, 2022	000046042	REROOF COMM	COMPLETED	Roof Replacement or Repair
Jun 23, 2010	28415	REMODEL	COMPLETED	REMODEL

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 20, 2024.