

COMM SE COR OF SE1/4 OF SW1/4, R
E 705.48 FT TO N R/W CR-252 FOR
E 599.31 FT, W 182.81 FT, S 6 DE

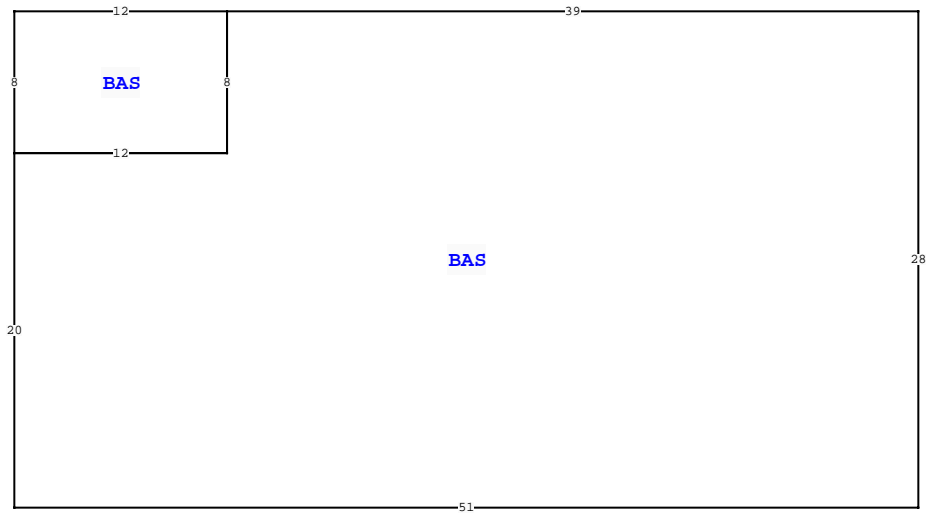
EAST BROAD STATION LLC
399 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32056

2023

34-3S-16-02476-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	96	100	96
BAS	1,332	100	1,332
TOTALS	1,428		1,428
			96,060

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									
			Heated Area: 1428			HX Base Yr						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			303,311
TOTAL MARKET OB/XF VALUE			4,765
TOTAL LAND VALUE - MARKET			51,815
TOTAL MARKET VALUE			359,891
SOH/AGL Deduction			84,439
ASSESSED VALUE			275,452
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			275,452
TOTAL JUST VALUE			359,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042696	Electrical Servic	0	09/07/2021
15852	STORAGE	200	08/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1772	3/31/2023	WD	Q	I	01	469,000
GRANTOR: HUDSON WAYNE T SR						
GRANTEE: EAST BROAD STATION						
1382/1867	4/15/2019	WD	Q	I	01	250,000
GRANTOR: CALIN R LUCACIU						
GRANTEE: WAYNE HUDSON SR, GO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	2,008.00	UT	1.50	1.50	100	2000
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	25	2000
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014
4	0041	BARN, MACH	0	0	12	17	204.00	UT	7.00	7.00	100	2018

TOTAL OB/XF																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON												
399 SW DEPUTY J DAVIS LN, LAKE CITY																								
<table border="0"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						
TOTALS 4,765																								

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W39 BAS= W12 S8 E12 N8§S8 W12 S20 E51 N28§ .												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0111	C	SFR/COMMERCI	0		00	0.00	0.00	2.41	AC		1.00
TOTAL ADJ 1.00												
UNIT PRICE 21,500.00												
ADJ UNIT PRICE 21,500.00												
LAND VALUE 51,815												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												

COMM SE COR OF SE1/4 OF SW1/4, R
E 705.48 FT TO N R/W CR-252 FOR
E 599.31 FT, W 182.81 FT, S 6 DE

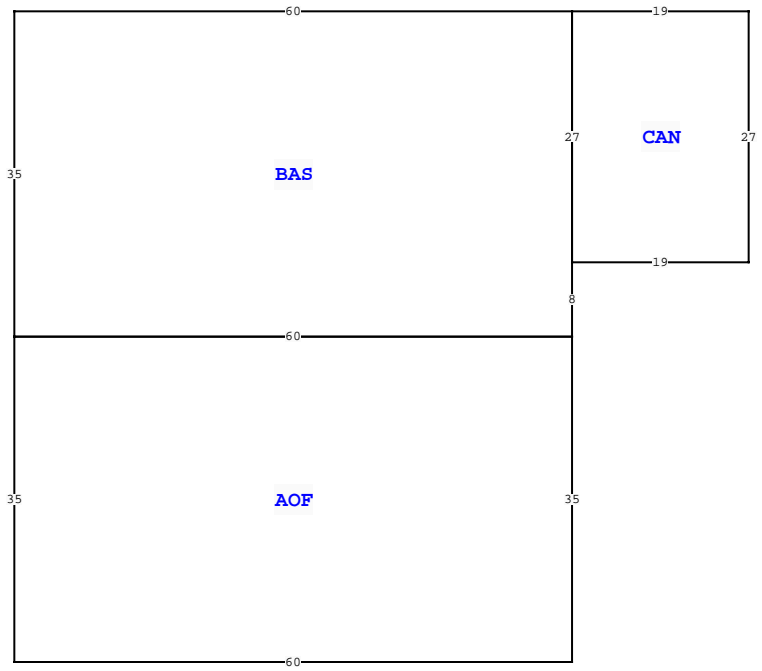
EAST BROAD STATION LLC
399 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32056

2023

34-3S-16-02476-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		5 100	
Frame	05	STEEL 100	
Story Height		15 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	0111 SFRES/STORE/SHOP		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	2,100	150	3,150
BAS	2,100	100	2,100
CAN	513	30	154
			SUBAREA MARKET VALUE
			120,807
			80,538
			5,906
TOTALS	4,713		5,404
			207,251

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8700	06	5,404	133.6200	46.77	252,745	2000	2005	0	0	18.00	82.00		
2 PREF M B A - 0% - 0 Heated Area: 4200 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		303,311	
TOTAL MARKET OB/XF VALUE		4,765	
TOTAL LAND VALUE - MARKET		51,815	
TOTAL MARKET VALUE		359,891	
SOH/AGL Deduction		84,439	
ASSESSED VALUE		275,452	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,452	
TOTAL JUST VALUE		359,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1772	3/31/2023	WD Q	Q	I	01	469,000
GRANTOR: HUDSON WAYNE T SR						
GRANTEE: EAST BROAD STATION						
1382/1867	4/15/2019	WD Q	Q	I	01	250,000
GRANTOR: CALIN R LUCACIU						
GRANTEE: WAYNE HUDSON SR, GO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N8 CAN= E19 N27 W19 S27\$ N27 W60 S35 AOF= S35 E60 N35 W60\$ E60\$.	

EXTRA FEATURES																
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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV