

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

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

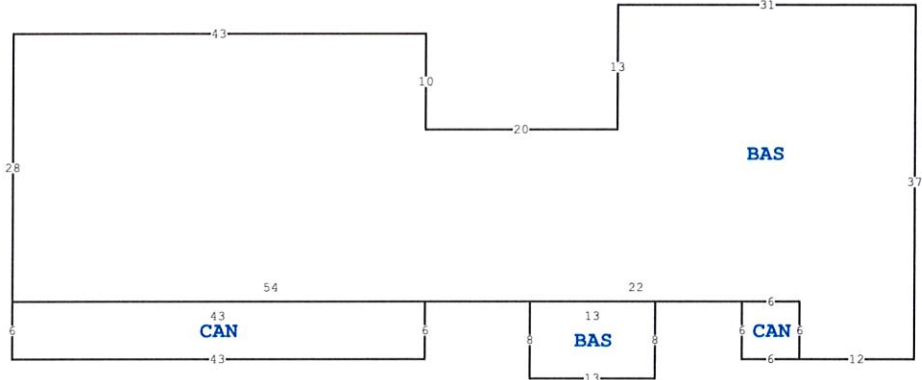
2024

36-3S-16-02631-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
Finishing	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	5 100
Staircase	02 WOOD FRAME 100
Story Height	10 100
MS	5 100
Stories	1. 1. 100
Units	0 100
Condition Adj	02 02 100
Quality	02 02
UR CODE	1100 STORES/1 STORY
AP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36316.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE DISC	- 0%	- 0								



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		36,174
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		228,600
TOTAL MARKET VALUE		264,774
SOH/AGL Deduction		25,349
ASSESSED VALUE		239,425
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		239,425
TOTAL JUST VALUE		264,774
NCN VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,659

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	I	01	180,000
GRANTOR: WILLIAM D EPPERSON						
GRANTEE: JCP-VYP LLC						
1072/0510	1/26/2006	QC U	I	I	06	100
GRANTOR: JUNE N EPPERSON						
GRANTEE: WILLIAM D EPPERSON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AS	104	100	104	1,349
AS	2,597	100	2,597	33,683
AN	36	30	11	143
AN	258	30	77	999

TALS 2,995 2,789 36,174
 BLD DATE 04/08/2024 MLU
 XF DATE
 INC DATE
 2196 W US HIGHWAY 90, LAKE CITY

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

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W31 S13W20 N10 W43 S28 CAN= S6 E43 N6 W43S E54 BAS= S8 E13 N8 W13S E22 CAN= S6 E6 N6 W6S E6 S6 E12 N37S.

LAND DESCRIPTION																TOTAL OB/XF							
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
1100	C	STORE 1FLR	0		CI	200.00	100.00	25,400.00	SF		1.00	1.00	0.60	15.00	9.00	228,600							