WESTERN DIVISION: BEG AT INTERS
NASSAU STREET & W R/W US-41, W 8
CONT W 1.0 FOOT, N 87 FT, E 1.0

ADRENALINE AUTOMOTIVE MACHINE LLC
659 NW WOODLANDS TER
LAKE CITY, FL 32055

2026

00-00-00-12429-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

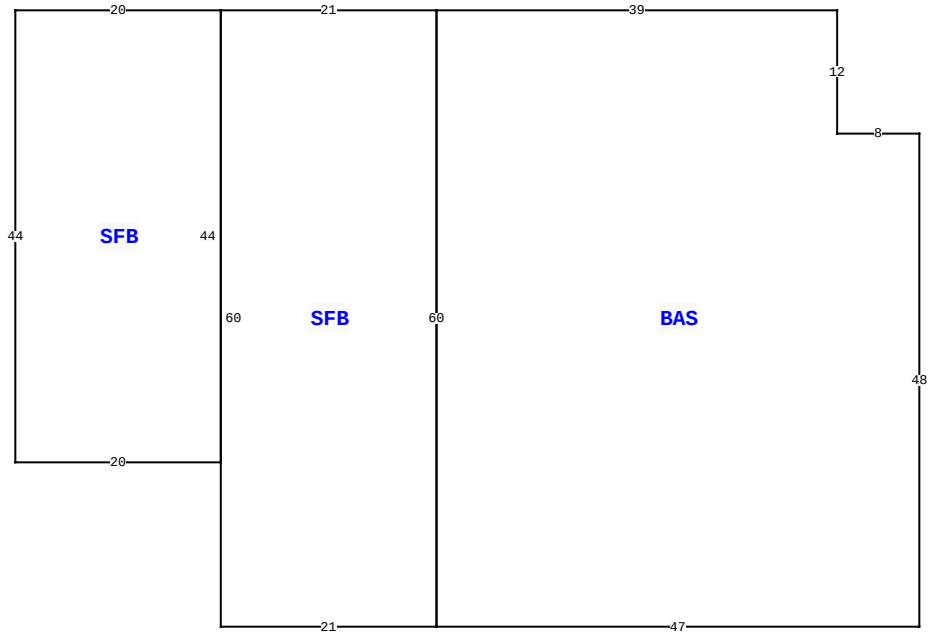
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,724	100		2,724	61,681
SFB	880	80		704	15,941
SFB	1,260	80		1,008	22,824
TOTALS	4,864			4,436	100,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	4,436	65.3432	41.17	182,630	1972	1995	0	0	0	45.00	55.00

1 STORE RETL 0% - 2023 Heated Area: 4864 HX Base Yr



271 SW NASSAU ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,446
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	10,701
TOTAL MARKET VALUE	112,147
SOH/AGL Deduction	0
ASSESSED VALUE	112,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,147
TOTAL JUST VALUE	112,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0487	MAINT/ALTR	50	12/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/187	12/14/2022	WD	U	I	37	350,000
GRANTOR: RKW PROPERTIES LLC						
GRANTEE: ADRENALINE AUTOMOTI						
1259/0569	8/01/2013	WD	Q	I	01	80,000
GRANTOR: LAKE CITY MOTOR PARTS						
GRANTEE: RKW PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 SFB= W21 SFB= W20 S44 E20 N44$ S60 E21 N60$ S60 E47 N48 W8 N12$.

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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	7,927.00	SF		1.00	1.00	1.00	1.35	1.35	10,701							

REVIEW DATE 12/22/2022 BY ME Total Acres: 0.18 Total Land Value: 10,701 Market: 0 Agricultural: 0 Common: 10,701 PRINTED 11/18/2025 BY SYS