LOT 1 COLUMBIA COUNTY
INDUSTRIAL PARK PHASE I.
ORB 803-1046

JOHNSON JEFFREY E
C/O QUEST AVIATION INC, 173 SE NEWELL DR
LAKE CITY, FL 32025

2026

02-4S-17-07479-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

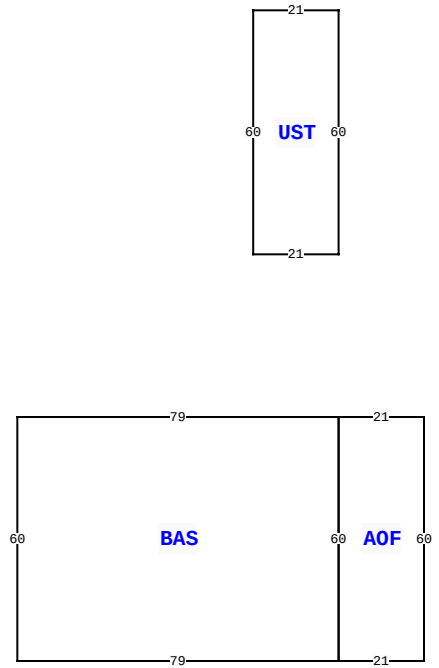
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,260	150		1,890	42,366
BAS	4,740	100		4,740	106,252
UST	1,260	50		630	14,122
TOTALS	7,260			7,260	162,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,260	98.3100	37.36	271,234	1995	1995	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 6000 HX Base Yr



293 SE NEWELL DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,740
TOTAL MARKET OB/XF VALUE	36,320
TOTAL LAND VALUE - MARKET	64,260
TOTAL MARKET VALUE	263,320
SOH/AGL Deduction	0
ASSESSED VALUE	263,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,320
TOTAL JUST VALUE	263,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,320

SALE:1:1: 4.59 ACRES - AKA LOT 2 COLUMBIA CO IND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9565	COMMERCIAL	350	04/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/1046	2/28/1995	WD	Q	V		23,000

GRANTOR: COLUMBIA COUNTY
GRANTEE: JEFFERY E JOHNSON -

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W79 S60 E79 AOF= E21 N60 W21 S60$ N60$ PTR= N40 UST= N60 W21 S60 E21$ S40$.

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	0166	CONC,PAVMT	0	0	0	0	1,488.00	UT	1.50	1.50	100	1995	1995	3	100	2,232	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
3	0294	SHED WOOD/	0	0	12	22	264.00	UT	12.00	12.00	100	2008	2008	3	100	3,168	
4	0030	BARN,MT	0	0	30	36	2.00	UT	11,880.00	11,880.00	100	2008	2008	3	100	23,760	
5	0070	CARPORT UF	0	0	24	30	720.00	UT	3.00	3.00	100	2008	2008	3	100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 36,320

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	4800	C	WAREHOUSE	0		00	0.00	0.00	4.59	AC		1.00	1.00	1.00	14,000.00	14,000.00	64,260							

REVIEW DATE 02/23/2017 BY BC Total Acres: 4.59 Total Land Value: 64,260 Market: 0 Agricultural: 0 Common: 64,260 PRINTED 11/05/2025 BY SYS