

LOT 6 COLUMBIA COUNTY
INDUSTRIAL PARK PHASE I.
ORB 898-392, 901-989, WD 1094-

QUEST AVIATION INC
173 SE NEWELL DR
LAKE CITY, FL 32025

2026

02-4S-17-07479-106



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	2 100
Frame	05 STEEL 100
Story Height	18 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	01 01 100

Quality 05 05

DOR CODE 2500 REPAIR SERVICE

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 2417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	682	150		1,023	14,905
AOF	1,428	150		2,142	31,210
BAS	16,856	100		16,856	245,599
CAN	1,260	30		378	5,508

TOTALS 20,226 20,399 297,222

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0140	CLFENCE 6	0	0	0	0	920.00	UT	3.80
2	0040	BARN,POLE	0	0	43	40	1,720.00	UT	3.00
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	5.52

REVIEW DATE 02/23/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	20,399	73.7276	28.02	571,580	2000	2000	0	0	15	33.00	52.00
1 PREF M B A 0% - 0												
Heated Area: 18966 HX Base Yr												
186 SE NEWELL DR, LAKE CITY												

TOTAL OB/XF 9,956												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0140	CLFENCE 6	0	0	0	0	920.00	UT	3.80	3.80	100	2000
2	0040	BARN,POLE	0	0	43	40	1,720.00	UT	3.00	3.00	100	2001
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF 9,956												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	5.52	AC		1.00

Total Acres: 5.52 Total Land Value: 77,280 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		297,222	
TOTAL MARKET OB/XF VALUE		9,956	
TOTAL LAND VALUE - MARKET		77,280	
TOTAL MARKET VALUE		384,458	
SOH/AGL Deduction		0	
ASSESSED VALUE		384,458	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		384,458	
TOTAL JUST VALUE		384,458	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		395,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17210	COMMERCIAL	685	07/14/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0856	12/31/2014	WD U	I	I	12	325,000
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: QUEST AVIATION INC						
1263/0514	9/25/2013	CT U	I	I	12	100
GRANTOR: CLERK OF COURT						
GRANTEE: CAMPUS USA CREDIT U						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W196 S86 E83 CAN= S20 E63 N20 W63\$ E113 N6 AOF= E21 N68 W21 S68\$ N42 AOF= W29 N20 E12 N6 E17 S26\$ N38\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 77,280 PRINTED 11/05/2025 BY SYS