COMM NW COR OF SE1/4 OF NW1/4, R
POB, CONT E 100 FT, S 139.76 FT,
N 139.74 FT TO POB.

CONNER ELECTRIC INC
1198 SW LAKE MONTGOMERY AVE
LAKE CITY, FL 32025

2026

06-4S-17-08000-004

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
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

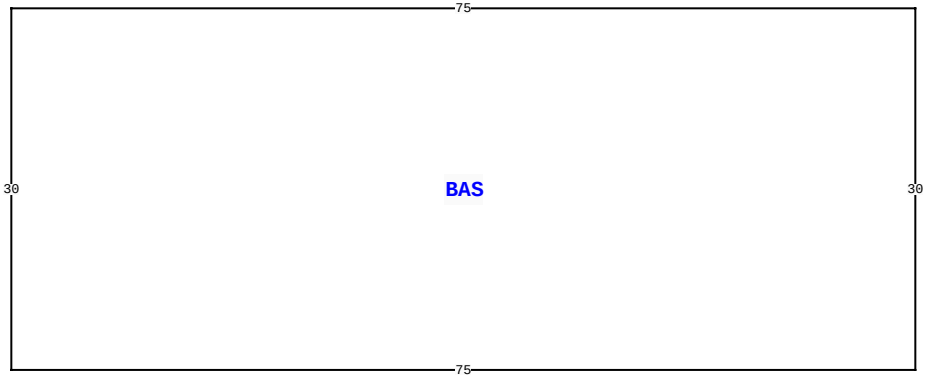
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	41,828
TOTALS	2,250			2,250	41,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	2,250	91.3500	33.80	76,050	1975	1995	0	0	0	45.00	55.00

1 WAREH STOR 0% - 0 Heated Area: 2250 HX Base Yr



1167 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	41,828
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	59,578
SOH/AGL Deduction	0
ASSESSED VALUE	59,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,578
TOTAL JUST VALUE	59,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1071/2287	1/20/2006	WD	Q	I		89,000
GRANTOR: MYRTLE WALL						
GRANTEE: CONNER ELECTRIC INC						
0704/0073	1/08/1989	WD	U	I		11,200
GRANTOR: WALTER B FIKE						
GRANTEE: MYRTLE WALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S30 E75 N30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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		RSF/MI	100.00	140.00	14,000.00	SF		1.00	1.00	1.00	1.25	1.25	17,500							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.32 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/11/2025 BY SYS