COMM SE COR OF N1/2 OF SE1/4 OF
RUN W 332.32 FT, NW NW 110.33 FT
RUN E 293.43 FT, N 125 FT, W 291

A.J.P. INCORPORATED
115 NW WIREGRASS CT
LAKE CITY, FL 32055

2026

07-4S-17-08145-005

BUILDING CHARACTERISTICS

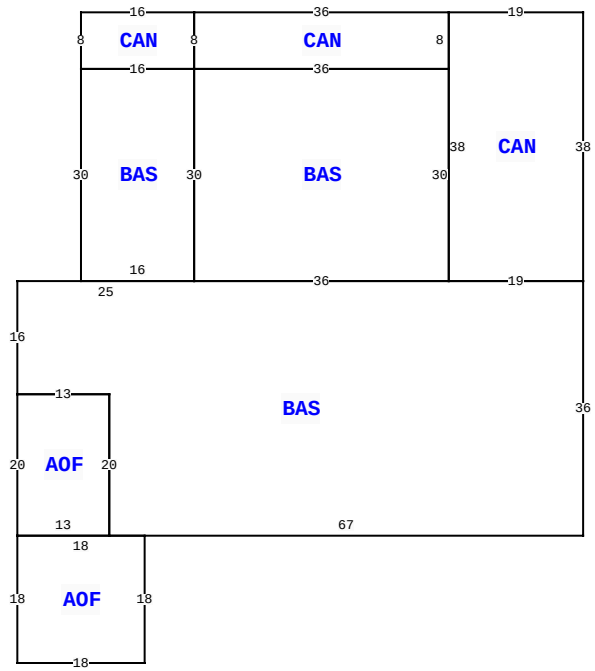
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	110		286	6,704
AOF	324	110		356	8,344
BAS	480	100		480	11,250
BAS	1,080	100		1,080	25,314
BAS	2,620	100		2,620	61,410
CAN	128	30		38	891
CAN	288	30		86	2,016
CAN	722	30		217	5,086
TOTALS	5,902			5,163	121,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	5,163	67.6378	30.44	157,162	1981	2005	0	0	0	23.00	77.00

1 SERVGARAGE 0% - 2023 Heated Area: 4764 HX Base Yr



2726 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,015
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	147,230
TOTAL MARKET VALUE	283,245
SOH/AGL Deduction	0
ASSESSED VALUE	283,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,245
TOTAL JUST VALUE	283,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32544	MAINT/ALTR	35	12/15/2014
15213	ADDN COMM	75	03/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1472/2178	8/05/2022	WD	U	I	35	525,000
GRANTOR: ADERHOLT ROBERT						
GRANTEE: A.J.P. INCORPORATED						
0540/0740	6/01/1984	WD	Q	V	01	14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= N30 CAN= N8 W36 S8 E36$ W36 S30 E36$ W36 BAS= N30 CAN= N8 W16 S8 E16$W16 S30 E16$ W25 S16 AOF= S20 AOF= S18 E18 N18 W18$ E13 N20 W13$ E13 S20 E67 N36$ CAN= N38 W19 S38 E19$.

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	5,500.00	5,500.00	100	2003	2003	3	100	5,500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	2700	C	AUTO SALES	0		CI	125.00	293.00	36,625.00	SF		1.00	1.00	1.00	2.00	2.00	73,250							
2	9900	C	AC NON-AG	0		CI	0.00	0.00	36,990.00	SF		1.00	1.00	1.00	2.00	2.00	73,980							

REVIEW DATE 09/22/2022 BY ME Total Acres: 1.69 Total Land Value: 147,230 Market: 0 Agricultural: 0 Common: 147,230 PRINTED 11/18/2025 BY SYS