

COMM NW COR OF NW1/4 OF NW1/4, R
S R/W OF MCFARLANE AVE, RUN E AL
TO W R/W US-41, S ALONG R/W 425

SUMMERALL HOLDINGS LLC/TECKO GRAPHICS INC
1468 SW MAIN BLVD, STE 105 #206
LAKE CITY, FL 32025

2026

08-4S-17-08178-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	28 GLASS THRM 10
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	3 100
Frame	05 STEEL 100
Story Height	18 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

Quality 05 05

DOR CODE 1117STORE/OFFICE

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 8417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	91,694
CAN	324	30		97	3,176
SPA	1,500	85		1,275	41,754
SPA	3,350	85		2,848	93,266

TOTALS 7,974 7,020 229,891

EXTRA FEATURES

L N	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	37,500.00	UT	0.90	0.90	100	0	0	3	100	33,750	
2	0166	CONC, PAVMT	0	0	0	0	292.00	UT	1.50	1.50	100	1998	1998	3	100	438	
3	0296	SHED METAL	0	0	6	8	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1117	C	STORE/OFFICE	0		CI	350.00	321.00	112,820.00	SF		1.00	1.00	0.70	2.50	1.75	197,435							

REVIEW DATE 01/05/2017 BY ME

MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1									
8800	04	7,020	121.2960	54.58	383,152	1965	1997	0	0	0	40.00	60.00											
1 PREF M B R 0% - 0														Heated Area: 6923									
														HX Base Yr									
														CAN									
														SPA									
														BAS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1120	COMMERCIAL	0	11/04/2016
13-0257	MAINT/ALTR	50	06/13/2013
1587	REMODEL	135	03/02/2010
1333	ADDN COMM	257	08/10/1998

2018 SW MAIN BLVD, LAKE CITY

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

TOTAL OB/XF 34,488

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
197,435							

Total Acres: 2.59 Total Land Value: 197,435 Market: 0 Agricultural: 0 Common: 197,435

COLUMBIA COUNTY PROPERTY TAX

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		229,891	
TOTAL MARKET OB/XF VALUE		34,488	
TOTAL LAND VALUE - MARKET		197,435	
TOTAL MARKET VALUE		461,814	
SOH/AGL Deduction		0	
ASSESSED VALUE		461,814	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		461,814	
TOTAL JUST VALUE		461,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,309	

SALE:3:1: HONDA MOTORS

PRMT:1:1: ADDITIONAL SERVICE BAYS ON REAR OF BLDG

LAND:1:1: OWNS ADJACENT PRCL

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0541	9/27/2016	WD	Q	I	01	437,000

GRANTOR:ARTHUR WALTON COWARD

GRANTEE:SUMMERALL HOLDINGS

1301/19599/24/2015QC U I 11100

GRANTOR:ARTHUR W COWARD

GRANTEE:ARTHUR WALTON COWAR

BUILDING NOTES