COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41 NE ALONG R/W 893.
CONT NE 200 FT, E 126.5 FT, S 19

A & B MANAGEMENT LLC
3624 NW BROWN RD
LAKE CITY, FL 32055

2026

08-4S-17-08184-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	25	MOD METAL 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

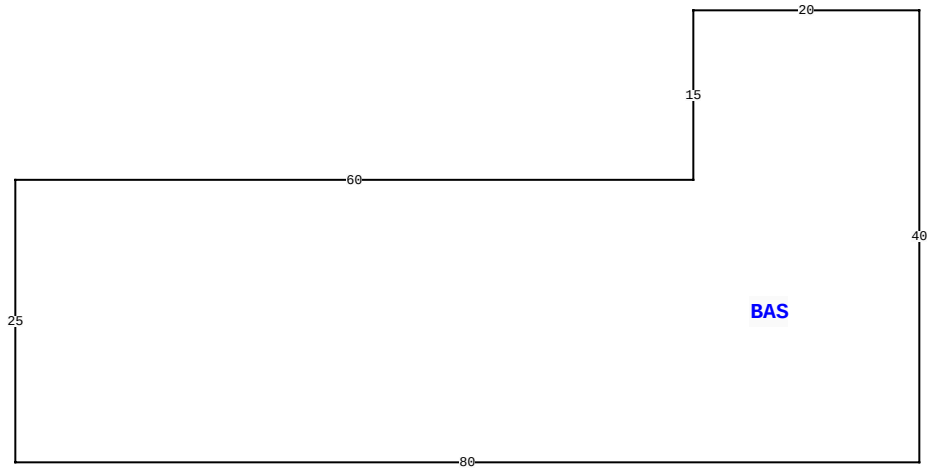
DOR CODE	2664	CAR WASH	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100		2,300	48,705
TOTALS	2,300			2,300	48,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6465	04	2,300	51.1560	30.69	70,587	2001	2001	0	0	0	31.00	69.00

1 CAR WASH 0% - 0 Heated Area: 2300 HX Base Yr



1927 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	48,705
TOTAL MARKET OB/XF VALUE	14,861
TOTAL LAND VALUE - MARKET	71,430
TOTAL MARKET VALUE	134,996
SOH/AGL Deduction	0
ASSESSED VALUE	134,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,996
TOTAL JUST VALUE	134,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1951	COMMERCIAL	321	11/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/0979	6/06/2017	WD	Q	I	01	160,000
GRANTOR: KENNETH T & LORI S TI						
GRANTEE: A & B MANAGEMENT LL						
0996/1023	10/01/2003	WD	Q	I	03	100
GRANTOR: MUSKEWITZ						
GRANTEE: KENNETH T & LORI S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S15 W60 S25 E80 N40$.

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	9,907.00	UT	1.50	1.50	100	2001	2001	3	100	14,861	

LAND DESCRIPTION

TOTAL OB/XF 14,861

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	2664	C	CAR WASH	0		CI	200.00	120.00	28,572.00	SF		1.00	1.00	1.00	2.50	2.50	71,430							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.66 Total Land Value: 71,430 Market: 0 Agricultural: 0 Common: 71,430 PRINTED 11/07/2025 BY SYS