

COMM SW COR OF NE1/4 OF NE1/4, R
FOR POB, CONT N 228.09 FT, NE 59
FT TO W R/W US-41, S ALONG R/W 2

QUALITY EQUIPMENT & PARTS, INC
4894 NW US HWY 41
LAKE CITY, FL 32055

2026

11-3S-16-02061-000



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	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05		
DOR CODE	2700	VEH SALE/REPAIR		
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC	11316.00	1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100		3,200	72,495
CAN	3,500	30		1,050	23,788
GOF	1,000	185		1,850	41,911
SDA	800	185		1,480	33,529
TOTALS	8,500			7,580	171,724

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	4,780.00	UT	1.50
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
5	0040	BARN, POLE	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	2700	C	AUTO SALES	0		CHI	0.00	0.00	5.13

REVIEW DATE 05/03/2023 BY JB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8700	06	7,580	94.6400	35.96	272,577	1998	1998		0	0	0 37.00	63.00	
1 PREF M B A 0% - 0													
Heated Area: 5000 HX Base Yr													
20166470 50GOF50SDA50BAS50CAN50													
4894 NW US HIGHWAY 41 , LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

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	0166	CONC, PAVMT		0	0	0	0	4,780.00	UT	1.50	1.50	100	1998	1998	3	100	7,170	
2	0070	CARPORT UF		0	0	18	20	360.00	UT	2.00	2.00	100	0	0	3	100	720	
3	0140	CLFENCE 6		0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,200	
4	0296	SHED METAL		0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0040	BARN, POLE		0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,000	

TOTAL OB/XF										15,390								
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
1	2700		C	AUTO SALES	0		CHI	0.00	0.00	5.13	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,690

Total Acres: 5.13 Total Land Value: 66,690 Market: 0 Agricultural: 0 Common: 66,690

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE				171,724			
TOTAL MARKET OB/XF VALUE				15,390			
TOTAL LAND VALUE - MARKET				66,690			
TOTAL MARKET VALUE				253,804			
SOH/AGL Deduction				0			
ASSESSED VALUE				253,804			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				253,804			
TOTAL JUST VALUE				253,804			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				259,255			

TOTAL OB/XF										15,390								
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
1	2700		C	AUTO SALES	0		CHI	0.00	0.00	5.13	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,690

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