

COMM SE COR OF SEC, RUN W
1312.73 FT FOR POB, CONT W
407.56 FT, N 1032.93 FT, NE

COLUMBIA AUTO SALVAGE INC
1694 SE COUNTY RD 252
LAKE CITY, FL 32025

2026

16-4S-17-08376-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	3	100
Stories	0	0 100
Units	0	0 100
Condition Adj	03	03 100

Quality	03	03
DOR CODE	2700 VEH SALE/REPAIR	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	16417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	18,989
UOP	66	20		13	205
UST	2,370	40		948	14,927

TOTALS	3,642			2,167	34,120
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	0	0	4,789.00	UT	3.00
2	0010	BARN, BLK	0	0	20	61	1,220.00	UT	2.25
3	0040	BARN, POLE	0	0	20	49	980.00	UT	3.00
4	0140	CLFENCE 6	0	0	0	0	458.00	UT	3.50
5	0010	BARN, BLK	0	0	16	19	304.00	UT	2.25
6	0060	CARPORT F	0	0	28	35	980.00	UT	4.50
7	0296	SHED METAL	0	0	14	35	490.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2727	C	JUNK YARD	0		A-1	0.00	0.00	11.00

REVIEW DATE	05/09/2017	BY	DF
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6700	04	2,167	64.2600	31.49	68,239	1965	1965	0	0	0 50.00	50.00
1 SERV SHOP 0% - 0 Heated Area: 1206 HX Base Yr											

1694 SE COUNTY ROAD 252 , LAKE CITY	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC 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	0040	BARN, POLE	0	0	0	0	4,789.00	UT	3.00	3.00	50	0	0	3	50	7,184	
2	0010	BARN, BLK	0	0	20	61	1,220.00	UT	2.25	2.25	100	0	0	3	100	2,745	
3	0040	BARN, POLE	0	0	20	49	980.00	UT	3.00	3.00	100	0	0	3	100	2,940	
4	0140	CLFENCE 6	0	0	0	0	458.00	UT	3.50	3.50	100	1993	1993	3	100	1,603	
5	0010	BARN, BLK	0	0	16	19	304.00	UT	2.25	2.25	100	0	0	3	100	684	
6	0060	CARPORT F	0	0	28	35	980.00	UT	4.50	4.50	100	2008	2008	3	100	4,410	
7	0296	SHED METAL	0	0	14	35	490.00	UT	11.00	11.00	100	2008	2008	3	100	5,390	

TOTAL OB/XF										24,956		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
A-1	0.00	0.00	11.00	AC		1.00	1.00	0.70	9,000.00	6,300.00		

Total Acres: 11.00	Total Land Value: 69,300	Market: 0	Agricultural: 0	Common: 69,300
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		34,120	
TOTAL MARKET OB/XF VALUE		24,956	
TOTAL LAND VALUE - MARKET		69,300	
TOTAL MARKET VALUE		128,376	
SOH/AGL Deduction		12,000	
ASSESSED VALUE		116,376	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		116,376	
TOTAL JUST VALUE		128,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0645/0595	2/29/1988	WD	U	I		125,000	
GRANTOR: MOREAU PAUL							
GRANTEE: COLUMBIA AUTO SALV							
0540/0006	6/01/1984	WD	Q	I	01	150,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W5 UOP= N6 W11 S6 E11\$ W11 N12 W13 S12 W6 S30 E35 UST= E79 N30 W79 S30\$ N30\$.									