COMM INTERS OF S LINE OF SEC & W
PT BEING ON A CURVE, RUN NW'LY A
FT, RUN NW 36 DEG 102.52 FT FOR

SIMS CRANE & EQUIPMENT CO
1219 US HIGHWAY 301 N
TAMPA, FL 33619

**2026**

**17-4S-17-08418-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 6 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 18 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |

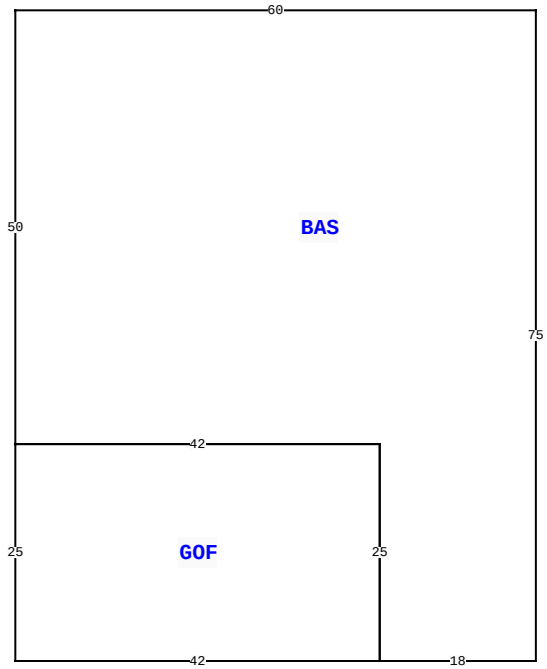
| | | | |
|---|---|---|---|
| DOR CODE | 4817 | WHSE STORAGE/OFFICE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 17417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,450 | 100 | | 3,450 | 207,580 |
| GOF | 1,050 | 185 | | 1,942 | 116,846 |
| TOTALS | 4,500 | | | 5,392 | 324,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 5,392 | 172.1066 | 65.40 | 352,637 | 2000 | 2015 | 0 | 0 | 0 | 8.00 | 92.00 |

1 PREF M B A 0% - 2024 Heated Area: 4500 HX Base Yr




4176 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 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 | 324,426 |
| TOTAL MARKET OB/XF VALUE | 8,081 |
| TOTAL LAND VALUE - MARKET | 81,457 |
| TOTAL MARKET VALUE | 413,964 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 413,964 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 413,964 |
| TOTAL JUST VALUE | 413,964 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 417,490 |

SALE:2:1: 1.87 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16340 | COMMERCIAL | 515 | 11/29/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1494/2216 | 7/13/2023 | WD | U | I | 37 | 590,000 |
| GRANTOR: GIBSON LORENE REVOCAB | | | | | | |
| GRANTEE: SIMS CRANE & EQUIPM | | | | | | |
| 1432/1467 | 3/09/2021 | WD | U | I | 11 | 100 |
| GRANTOR: GIBSON LORENE | | | | | | |
| GRANTEE: GIBSON LORENE REVOC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S50 GOF= S25 E42 N25 W42$ E42 S25 E18 N75$.

## 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 | 4,310.00 | UT | 2.50 | 2.50 | 75 | 2000 | 2000 | 3 | 75 | 8,081 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,081

| 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 | 4817 | C | STORG/ OFF | 0 | | A-1 | 0.00 | 0.00 | 81,457.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 81,457 | | | | | | | |

REVIEW DATE 09/25/2023 BY TP Total Acres: 1.87 Total Land Value: 81,457 Market: 0 Agricultural: 0 Common: 81,457 PRINTED 11/18/2025 BY SYS