

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41, NW ALONG R/W 2300 F
CONT NW ALONG R/W 400 FT, SW 200

METAL MASTERS OF FLORIDA REAL ESTATE LLC
PO BOX 1555
LAKE CITY, FL 32056

2026

19-3S-17-05092-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE 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	17	100
Frame	05	STEEL 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	03 03
DOR CODE	4100
LIGHT MANUFACTURE	

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	19317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	870	150		1,305	24,853
BAS	9,027	100		9,027	171,910
CAN	70	30		21	400
CAN	135	30		40	762
CAN	275	30		82	1,562
UST	1,089	50		544	10,360

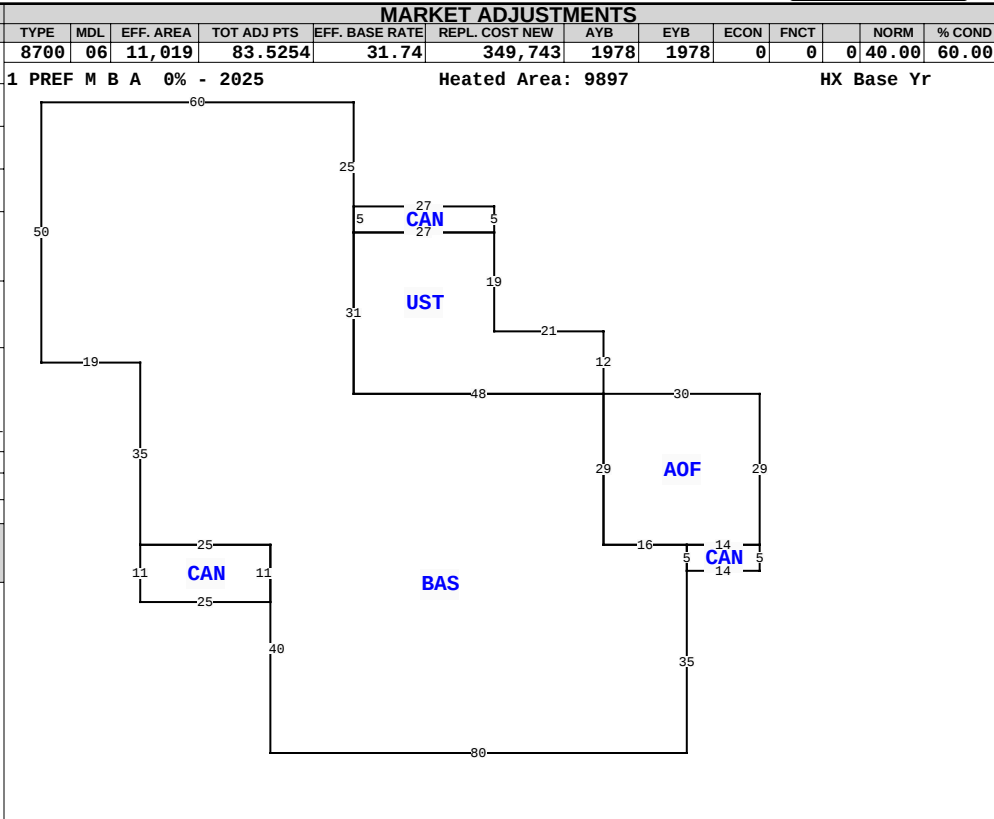
TOTALS	11,466			11,019	209,846
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EXTRA FEATURES

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	4,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0260	PAVEMENT-A	0	0	0	0	9,350.00	UT	1.10	1.10	100	2003	2003	3	100	10,285	
4	0166	CONC, PAVMT	0	0	44	10	440.00	UT	5.00	5.00	100	2003	2003	3	100	2,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4100	C	LIGHT MFG	0		I	400.00	200.00	1.84	AC		1.00	1.00	1.00	17,500.00	17,500.00	32,200							



2026	BLD DATE	LGL DATE
2026	XF DATE	LAND DATE
2026	INC DATE	AG DATE

1924 NW US HIGHWAY 41 , LAKE CITY

TOTAL OB/XF																	17,485
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COLUMBIA COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		428,609
TOTAL MARKET OB/XF VALUE		17,485
TOTAL LAND VALUE - MARKET		32,200
TOTAL MARKET VALUE		478,294
SOH/AGL Deduction		0
ASSESSED VALUE		478,294
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		478,294
TOTAL JUST VALUE		478,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050113	Electrical Servic	16,300	06/13/2024
6878	STORAGE	24,000	02/23/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/794	8/30/2024	WD	U	I	11	100

SALES DATA

GRANTOR: METAL MASTERS OF FLOR	
GRANTEE: METAL MASTERS OF FL	
1390/0921	7/31/2019 WD U I 30 375,000
GRANTOR: GARLAND & FLETCHER KI	
GRANTEE: METAL MASTERS OF FL	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S50 E19 S35 CAN= S11 E25 N11 W25\$ E25 S40 E80 N35
CAN= E14 N5 W14 S5\$ N5 AOF= E14 N29 W30 S29 E16\$W16 N29 UST=
N12 W21 N19 W27 S31 E48\$ W48 N31 CAN= E27 N5 W27 S5\$ N25\$.

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