

COMM NW COR OF NW1/4 OF SE1/4,
RUN S ALONG W LINE NW1/4 OF
SE1/4 558.2 FT TO E R/W LINE

NATURE'S SOURCE PRODUCTS INC
854 NW GUERDON ST
LAKE CITY, FL 32055

2026

19-3S-17-05117-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	01	6 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100

Quality	02 02
DOR CODE	2900
WHOLESALE OUTLET	

MAP NUM		MKT AREA	03
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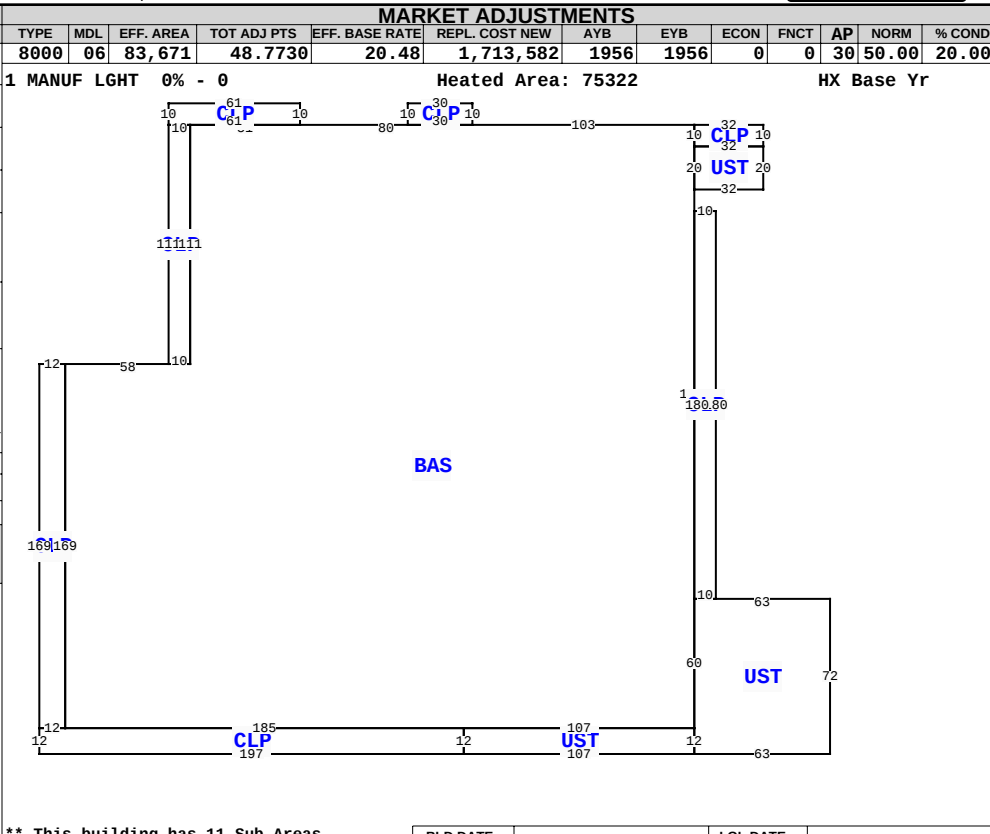
NEIGHBORHOOD/LOC	19317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	75,322	100		75,322	308,519
CLP	300	60		180	737
CLP	320	60		192	786
CLP	610	60		366	1,499
CLP	1,110	60		666	2,728
CLP	1,800	60		1,080	4,424
CLP	2,028	60		1,217	4,985
CLP	2,364	60		1,418	5,808
UST	640	50		320	1,311
UST	1,284	50		642	2,630
TOTALS	90,314			83,671	342,716

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	77	203			15,631.00	UT	0.30				4,689	
2	0260	PAVEMENT-A	0	0	0	0			28,800.00	UT	0.14				3,888	
3	0140	CLFENCE 6	0	0	0	0			1.00	UT	4,000.00				4,000	
4	0292	SCALES	0	0	0	0			1.00	UT	0.00				20,000	
5	0040	BARN, POLE	0	0	133	133			1.00	UT	0.00				40,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	2900	C
2	9630	C



** This building has 11 Sub-Areas	BLD DATE	LGL DATE	06/23/2021	MLU
854 NW GUERDON ST, LAKE CITY	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
72,577		

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72,577		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		418,205	
TOTAL MARKET OB/XF VALUE		72,577	
TOTAL LAND VALUE - MARKET		189,080	
TOTAL MARKET VALUE		679,862	
SOH/AGL Deduction		0	
ASSESSED VALUE		679,862	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		679,862	
TOTAL JUST VALUE		679,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		681,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32733	COMMERCIAL	590	02/26/2015
14478	COMMERCIAL	125	09/02/1998

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I
1280/0853	8/27/2014	WD Q	I 01
GRANTOR: BW SLC REAL ESTATE HO			
GRANTEE: NATURE'S SOURCE PRO			
1257/1438	6/27/2013	WD U	I 38
GRANTOR: SUWANNEE LUMBER CO			
GRANTEE: BW SLC REAL ESTATE			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS= W103 CLP= N10 W30 S10 E30\$ W80 CLP= N10 W61 S10 E61\$ W51 CLP= W10 S111 E10 N111\$S111 W58 CLP= W12 S169 E12 N169\$ S169CLP= W12 S12 E197 N12 W185\$ E185 UST= S12 E107 N12 W107\$ E107 UST= S12 E63 N72 W63 S60\$ N60 CLP= E10 N180 W10 S180\$ N190 UST= E32 N20 W32 S20\$ N20 CLP= E32 N10W32 S10\$ N10\$.			

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