COMM SW COR OF SE1/4 OF NE1/4,
RUN E 20.25 FT TO N R/W
GUERDON RD FOR POB, RUN NE

BIO-CYCLE LLC
P O BOX 840113
ST AUGUSTINE, FL 32080-0113

2026

19-3S-17-05133-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

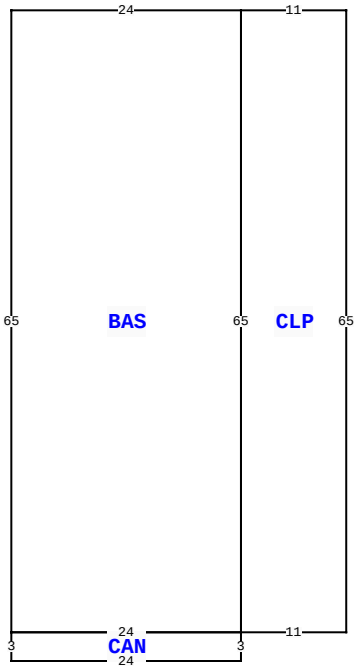
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	01	01
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	16,981
CAN	72	30		22	240
CLP	715	60		429	4,670
TOTALS	2,347			2,011	21,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	2,011	58.8262	21.77	43,779	1968	1968	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 1560 HX Base Yr



655 NW GUERDON ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,890
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	36,130
SOH/AGL Deduction	0
ASSESSED VALUE	36,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,130
TOTAL JUST VALUE	36,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14478	INDUSTRIAL	125	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1970	4/22/2013	WD	U	I	39	192,500
GRANTOR: CORBITT MANUFACTURING						
GRANTEE: BIO-CYCLE LLC						
1228/1687	12/23/2011	WD	U	I	30	833,800
GRANTOR: HOSEA CHARLES CORBITT						
GRANTEE: CORBITT MANUFACTURI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S65 CAN= S3 E24 N3 W24$ E24 CLP= E11 N65 W11 S65$ N65$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	4800	C	WAREHOUSE	0		I	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/18/2025 BY SYS