COMM NW COR OF NW1/4 OF SE1/4,
RUN S 558.2 FT TO E R/W GS & F
RR, SE ALONG R/W 327.6 FT, NE

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

2026

19-3S-17-05136-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

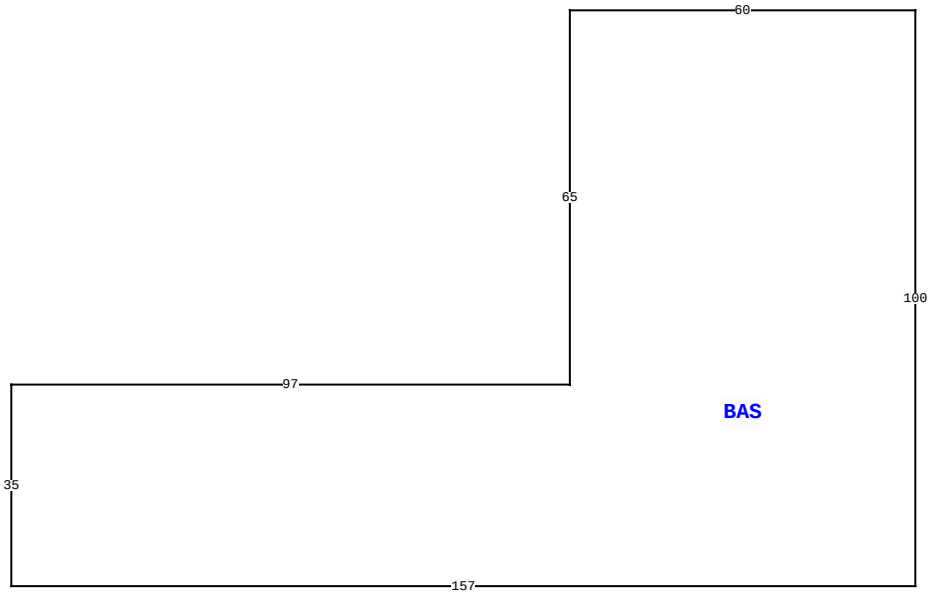
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,395	100		9,395	142,147
TOTALS	9,395			9,395	142,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	04	9,395	72.0407	30.26	284,293	1974	1985	0	0	0	50.00	50.00

1 MANUF LGHT 0% - 0 Heated Area: 9395 HX Base Yr



648 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	142,146
TOTAL MARKET OB/XF VALUE	8,972
TOTAL LAND VALUE - MARKET	15,120
TOTAL MARKET VALUE	166,238
SOH/AGL Deduction	0
ASSESSED VALUE	166,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,238
TOTAL JUST VALUE	166,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,238

SALE:1:1: TANA IS DAUGHTER TO GRANTOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28462	MAINT/ALTR	75	04/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/2526	5/04/2006	WD	Q	I		165,000
GRANTOR: DAVID R SR & LINDA G						
GRANTEE: BIO-CYCLE LLC						
1044/2173	4/29/2005	WD	Q	I		141,500
GRANTOR: GUERRY E ESPENSHIP						
GRANTEE: DAVID R SR & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S65 W97 S35 E157 N100$.

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	904.00	UT	9.50	9.50	100	0	0	3	100	8,588	
2	0252	LEAN-TO W/	0	0	8	24	192.00	UT	2.00	2.00	100	0	0	3	100	384	

LAND DESCRIPTION

TOTAL OB/XF 8,972

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	1.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,120							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.08 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 11/18/2025 BY SYS