LOT 7 CANNON CREEK CENTER S/D
EX THAT PART DEEDED OUT DESC
ORB 811-1320

RING POWER CORPORATION
500 WORLD COMMERCE PARKWAY
SAINT AUGUSTINE, FL 32092

2026

19-4S-17-08558-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

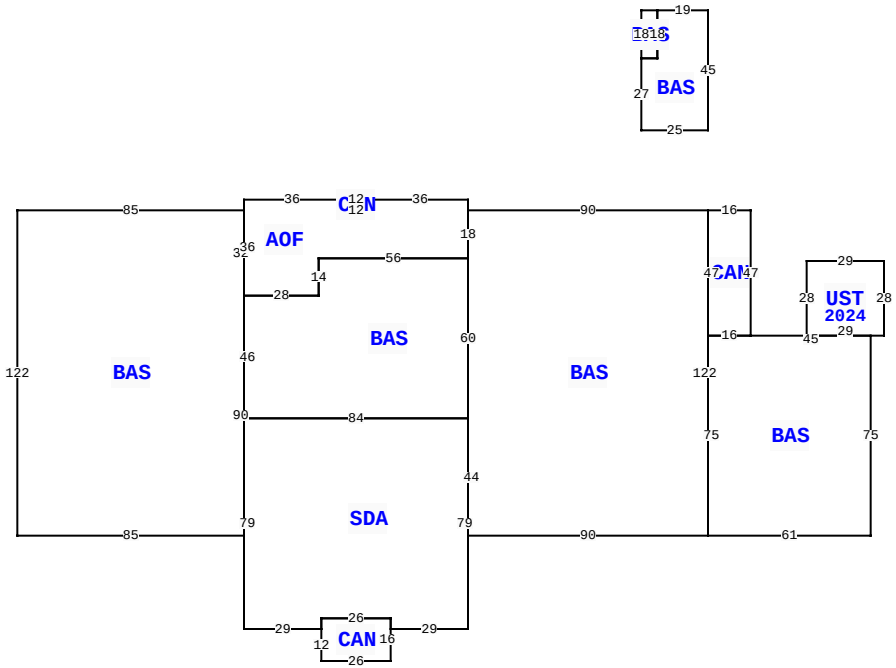
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	09	ENG F AIR 100
Plumbing		8 100
Frame	04	REIN CONC 100
Story Height		26 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,192	150		3,288	150,854
BAS	108	100		108	4,955
BAS	1,017	100		1,017	46,660
BAS	4,575	100		4,575	209,901
BAS	4,648	100		4,648	213,250
BAS	10,370	100		10,370	475,776
BAS	10,980	100		10,980	503,763
CAN	48	30		14	643
CAN	416	30		125	5,735
CAN	752	30		226	10,369
TOTALS	42,450			47,841	2,194,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	47,841	187.2640	91.76	4,389,890	1991	1991	0	0	0	50.00	50.00

1 VEH SALE/R 0% - 0 Heated Area: 40422 HX Base Yr



** This building has 12 Sub-Areas

390 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,243,840
TOTAL MARKET OB/XF VALUE	350,965
TOTAL LAND VALUE - MARKET	561,141
TOTAL MARKET VALUE	3,155,946
SOH/AGL Deduction	0
ASSESSED VALUE	3,155,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,155,946
TOTAL JUST VALUE	3,155,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,155,946

XFOB:16:1: EQUIPMENT WASHOUT CANOPY

SALE:1:1: AG LAND / 59.85 AC @ $5040 PER AC

LAND:1:1: PART OF LOT 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046956	Signs - New or Ex	2,400	04/13/2023
29361	ADDN COMM	620	04/28/2011
25170	MAINT/ALTR	125	10/30/2006
17020	COMMERCIAL	1,775	05/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0646/0482	3/11/1988	WD	U	I		301,700

GRANTOR: NETTLES NEVIN C

GRANTEE: RING POWER CORP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W90 S18 S60 S44 E90 N122 $
BAS=[ORIG=-174,32] N32 W85 S122 E85 N90 $
SDA=[ORIG=-90,78] W84 S79 E29 N4 E26 S4 E29 N79 $
BAS=[ORIG=-90,18] W56 S14 W28 S46 E84 N60 $
BAS=[ORIG=0,122] E61 N75 W45 W16 S75 $
AOF=[ORIG=-90,0] S18 W56 S14 W28 N36 E36 S4 E12 N4 E36 S4 $
BAS=[ORIG=0,-30] N45 W19 S18 W6 S27 E25 $
UST=[YR=2024;ORIG=37,19] S28 E29 N28 W29 $
CAN=[ORIG=16,47] N47 W16 S47 E16 $
CAN=[ORIG=-145,157] S12 E26 N16 W26 S4 $
BAS=[ORIG=-19,-75] W6 S18 E6 N18 $
CAN=[ORIG=-138,-4] S4 E12 N4 W12 $

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	0030	BARN,MT	0	0	69	48	3,312.00	UT	16.00	16.00	100	2011	2011	3	100	52,992	
2	0260	PAVEMENT-A	0	0	0	0	82,205.00	UT	0.90	0.90	85	0	0	3	85	62,887	
3	0166	CONC,PAVMT	0	0	0	0	149,320.00	UT	1.70	1.70	70	0	0	3	70	177,691	
4	0140	CLFENCE 6	0	0	0	0	1,966.00	UT	7.50	7.50	100	0	0	3	100	14,745	
5	0253	LIGHTING	0	0	0	0	18.00	UT	1,000.00	1,000.00	100	0	0	3	100	18,000	
6	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	0	0	3	100	1,000	
7	0119	MASONRY WA	0	0	0	0	670.00	UT	5.00	5.00	100	0	0	3	100	3,350	
8	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	20,000	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 350,965

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	2500	C	SRVC SHOPS	0		ILW	0.00	0.00	8.63	AC		1.00	1.00	0.85	76,500.00	65,025.00	560,906							
2	9601	C	RETENTION AR	0		ILW	0.00	0.00	1.34	AC		1.00	1.00	1.00	175.00	175.00	235							

REVIEW DATE 05/10/2024 BY ME Total Acres: 9.97 Total Land Value: 561,141 Market: 0 Agricultural: 0 Common: 561,141 PRINTED 11/06/2025 BY SYS

LOT 7 CANNON CREEK CENTER S/D
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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

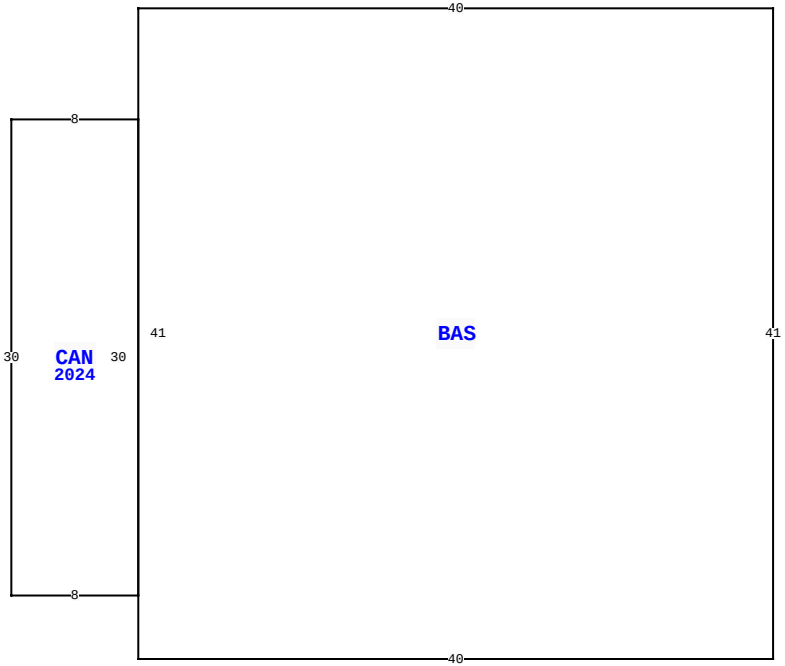
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		24 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	46,838
CAN	240	30	2024	72	2,056
TOTALS	1,880			1,712	48,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,712	125.2755	47.60	81,491	1991	1991	0	0	0	40.00	60.00

2 PREF M B A 0% - 0 Heated Area: 1640 HX Base Yr



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0646/0482	3/11/1988	WD	U	I		301,700

GRANTOR: NETTLES NEVIN C

GRANTEE: RING POWER CORP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S41 E40 N41 $
CAN=[YR=2024;ORIG=-40,7] W8 S30 E8 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/10/2024 BY ME Total Acres: 9.97 Total Land Value: 561,141 Market: 0 Agricultural: 0 Common: 561,141 PRINTED 11/06/2025 BY SYS