COMM NW COR OF LOT 8 CANNON
CREEK CENTER, RUN SE 445 FT
FOR POB, CONT SE 701.10 FT, NE

PRITCHETT INVESTMENTS GROUP IN
328 SW RING CT
LAKE CITY, FL 32025

**2026**

**19-4S-17-08558-112**

## BUILDING CHARACTERISTICS

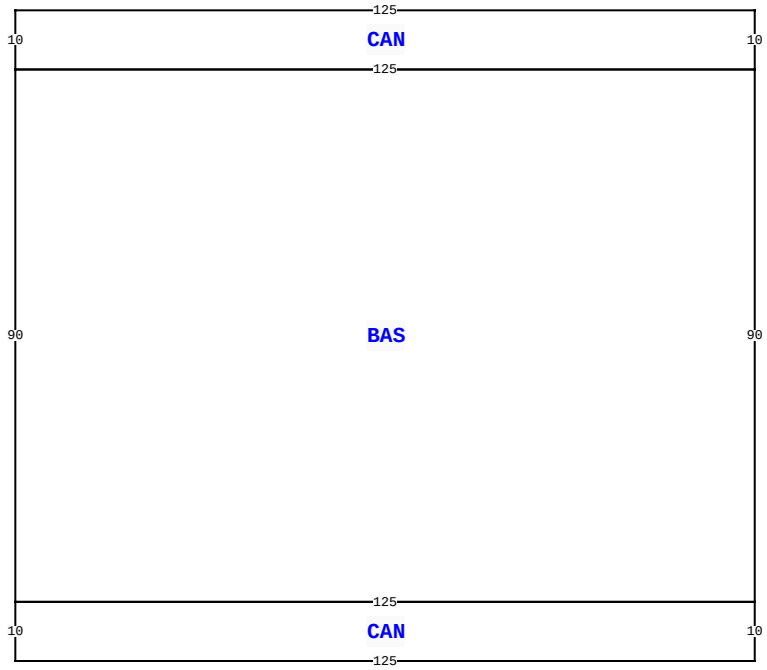
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 22 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| 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 | 11,250 | 100 | | 11,250 | 385,413 |
| CAN | 1,250 | 30 | | 375 | 12,847 |
| CAN | 1,250 | 30 | | 375 | 12,847 |
| TOTALS | 13,750 | | | 12,000 | 411,107 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 12,000 | 123.5035 | 46.93 | 563,160 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

1 PREF M B A 0% - 0 Heated Area: 11250 HX Base Yr




218 SW RING CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 411,107 |
| TOTAL MARKET OB/XF VALUE | 36,602 |
| TOTAL LAND VALUE - MARKET | 431,766 |
| TOTAL MARKET VALUE | 879,475 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 879,475 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 879,475 |
| TOTAL JUST VALUE | 879,475 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 890,738 |

SALE:1:1: 6.64 AC ADJ TO I-75

LAND:1:1: PARCEL ADJ TO I-75

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047445 | Electrical Servic | 0 | 06/12/2023 |
| 20151 | COMMERCIAL | 1,195 | 11/18/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0877/2028 | 4/01/1999 | WD | Q | V | | 300,000 |
| GRANTOR: ANDERSON COLUMBIA | | | | | | |
| GRANTEE: PRITCHETT INVESTMEN | | | | | | |
| 0815/1371 | 1/18/1995 | WD | Q | V | | 170,100 |
| GRANTOR: RING POWER | | | | | | |
| GRANTEE: COLUMBIA ANDERSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N90 CAN= N10 W125 S10 E125$ W125 S90 E125$ CAN= W125 S10 E125 N10$.

## 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 | 879.00 | UT | 3.80 | 3.80 | 100 | 1999 | 1999 | 3 | 100 | 3,340 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 40,600.00 | UT | 1.10 | 1.10 | 70 | 2003 | 2003 | 3 | 70 | 31,262 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2003 | 2003 | 3 | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 36,602

| 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 | 2700 | C | AUTO SALES | 0 | | ILW | 0.00 | 0.00 | 6.64 | AC | | 1.00 | 1.00 | 0.85 | 76,500.00 | 65,025.00 | 431,766 | | | | | | | |

REVIEW DATE 05/09/2024 BY TP Total Acres: 6.64 Total Land Value: 431,766 Market: 0 Agricultural: 0 Common: 431,766 PRINTED 11/07/2025 BY SYS