6 AC IN SW COR OF NE1/4 OF SW1/4
E OF US-441 DESC AS BEG INTER OF
OF NE 1/4 OF SW 1/4 & E R/W OF U

ERIC'S FLOORING LLC
5055 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

21-4S-17-08637-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL 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	01	NONE 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07

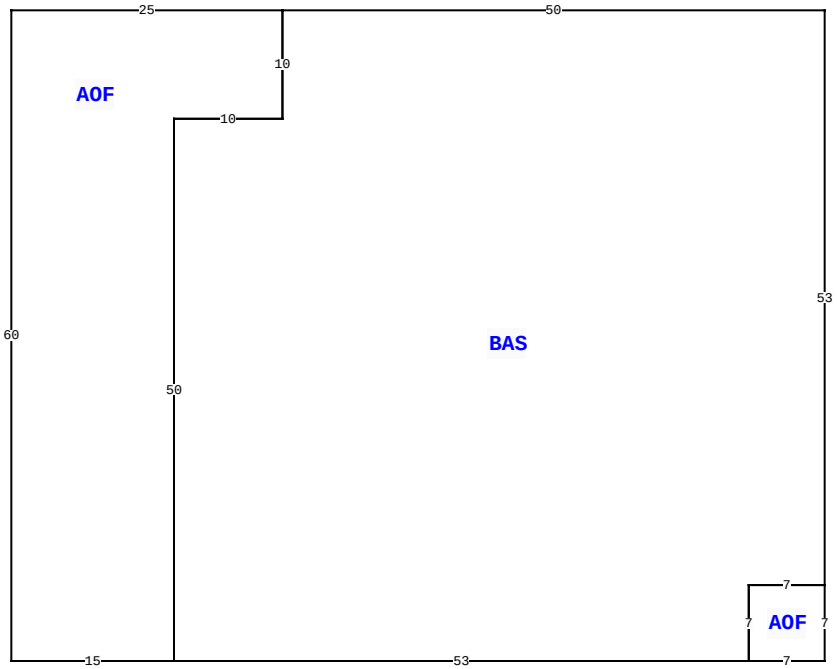
DOR CODE	4817	WHSE STORAGE/OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	49	150		74	4,410
AOF	1,000	150		1,500	89,381
BAS	3,451	100		3,451	205,635
TOTALS	4,500			5,025	299,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,025	161.6659	61.43	308,686	2021	2021	0	0	0	3.00	97.00

1 PREF M B A 0% - 2022 Heated Area: 4500 HX Base Yr



5055 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	299,425
TOTAL MARKET OB/XF VALUE	5,520
TOTAL LAND VALUE - MARKET	50,150
TOTAL MARKET VALUE	355,095
SOH/AGL Deduction	0
ASSESSED VALUE	355,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,095
TOTAL JUST VALUE	355,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39886	COMMERCIAL	0	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2607	2/20/2025	WD	U	I	30	550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ERIC'S FLOORING LLC						
1213/1459	3/15/2011	WD	U	V	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] S10 W10 S50 E53 N7 E7 N53 W50 $
AOF=[ORIG=53,63] S7 E7 N7 W7 $
AOF=[ORIG=-15,10] S60 E15 N50 E10 N10 W25 $
.

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	0166	CONC,PAVMT	0	0	0	0	2,760.00	UT	2.00	2.00	100	2022	2021		100	5,520	

LAND DESCRIPTION

TOTAL OB/XF 5,520

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	4817	C	STORG/ OFF	0		CI	0.00	0.00	5.90	AC		1.00	1.00	1.00	8,500.00	8,500.00	50,150							

REVIEW DATE 05/05/2025 BY TP Total Acres: 5.90 Total Land Value: 50,150 Market: 0 Agricultural: 0 Common: 50,150 PRINTED 10/07/2025 BY SYS