LOT 6 WINDSWEPT INDUSTRIAL S/D
UNIT 2. DESC AS FOLLOWS: BEGIN
AT NW COR OF LOT 4 WINDSWEPT

GMGB LLC
111 SW RIDGE STREET
LAKE CITY, FL 32024

2026

24-4S-16-03120-106

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
Plumbing		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

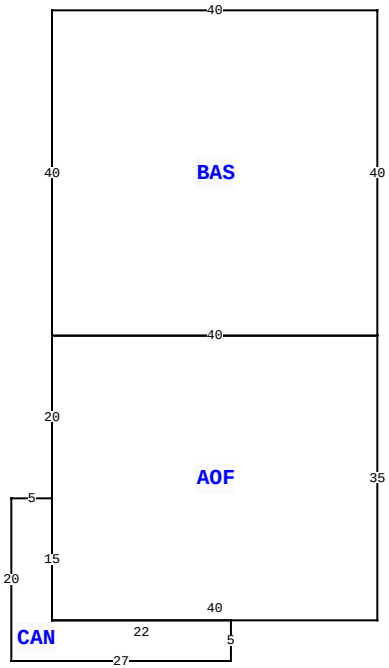
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,400	150		2,100	59,658
BAS	1,600	100		1,600	45,453
CAN	210	30		63	1,789
TOTALS	3,210			3,763	106,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,763	94.6400	35.96	135,317	2006	2006	0	0	0	21.00	79.00

1 PREF M B A 0% - 0 Heated Area: 3000 HX Base Yr



184 SW WINDSWEPT GLN, 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	106,900
TOTAL MARKET OB/XF VALUE	14,055
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	182,955
SOH/AGL Deduction	0
ASSESSED VALUE	182,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,955
TOTAL JUST VALUE	182,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24510	COMMERCIAL	563	05/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/2397	12/13/2013	WD	U	I	12	136,600
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: GMGB LLC						
1255/1840	5/15/2013	CT	U	I	12	100
GRANTOR: CLERK OF COURT (T C C						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S40 E40 N40 $
AOF=[ORIG=-40,40] S20 S15 E40 N35 W40 $
CAN=[ORIG=-40,60] W5 S20 E27 N5 W22 N15 $
.

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	330.00	UT	3.00	3.00	100	2006	2006	3	100	990	
2	0260	PAVEMENT-A	0	0	0	0	7,062.00	UT	1.85	1.85	100	2006	2006	3	100	13,065	

LAND DESCRIPTION

TOTAL OB/XF 14,055

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	4100	C	LIGHT MFG	0			0.00	0.00	1.24	AC		1.00	1.00	1.00	50,000.00	50,000.00	62,000							

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.24 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 11/18/2025 BY SYS