WINDSWEPT INDUSTRIAL UNIT 5 LOT

WD 1455-2313,

FROST INNOVATIONS LLC
1468 SW MAIN BLVD STE 105
LAKE CITY, FL 32025

2026

24-4S-16-03120-501

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

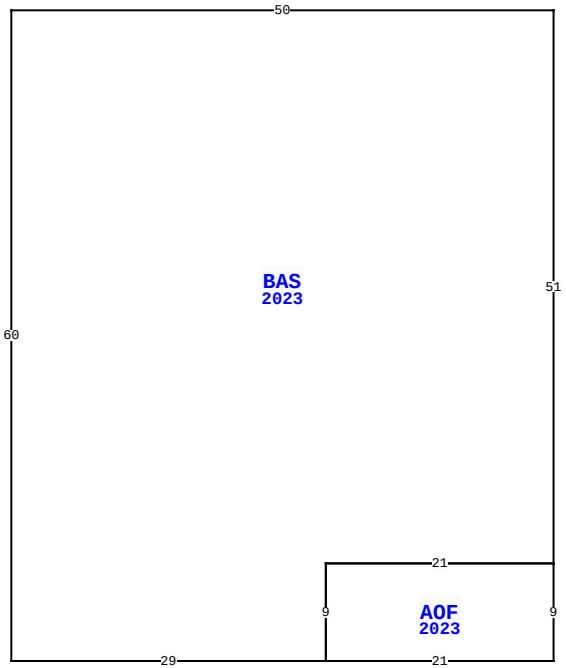
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.06	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	189	150	2023	284	17,434
BAS	2,811	100	2023	2,811	172,559
TOTALS	3,000			3,095	189,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,095	164.8358	62.64	193,871	2022	2022	0	0	0	2.00	98.00

1 PREF M B A 0% - 2023 Heated Area: 3000 HX Base Yr



300 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	189,994
TOTAL MARKET OB/XF VALUE	34,912
TOTAL LAND VALUE - MARKET	100,500
TOTAL MARKET VALUE	325,406
SOH/AGL Deduction	0
ASSESSED VALUE	325,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,406
TOTAL JUST VALUE	325,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049325	Remodel	40,300	03/01/2024
000044198	New Commercial Co	200,000	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2313	12/01/2021	WD	Q	V	01	120,000

GRANTOR: CRAPPS DANIEL TRUSTEE

GRANTEE: FROST INNOVATIONS L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,0] S60 E29 N9 E21 N51 W50 $
AOF=[YR=2023;ORIG=39,51] S9 E21 N9 W21 $
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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	0260	PAVEMENT-A	0	0	0	0	12,896.00	UT	2.00	2.00	100	2023	2022		100	25,792	
2	0166	CONC,PAVMT	0	0	104	5	520.00	UT	3.00	3.00	100	2023	2022		100	1,560	
3	0150	CLFENCE 8	0	0	0	0	1.00	UT	7,560.00	7,560.00	100	2025	2024		100	7,560	

LAND DESCRIPTION

TOTAL OB/XF 34,912

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	2.01	AC		1.00	1.00	1.00	50,000.00	50,000.00	100,500							

REVIEW DATE 02/20/2025 BY KS Total Acres: 2.01 Total Land Value: 100,500 Market: 0 Agricultural: 0 Common: 100,500 PRINTED 11/18/2025 BY SYS