N1/2 OF NE1/4 OF SE1/4 & S1/2 OF
EX 4 AC OFF W SIDE & EX COMM NW
SE1/4 OF NE1/4, RUN E 262.06 FT

CUSHMAN'S CUSTOM SERVICES INC
P.O. BOX 810
LAKE CITY, FL 32056

2026

27-5S-17-09413-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

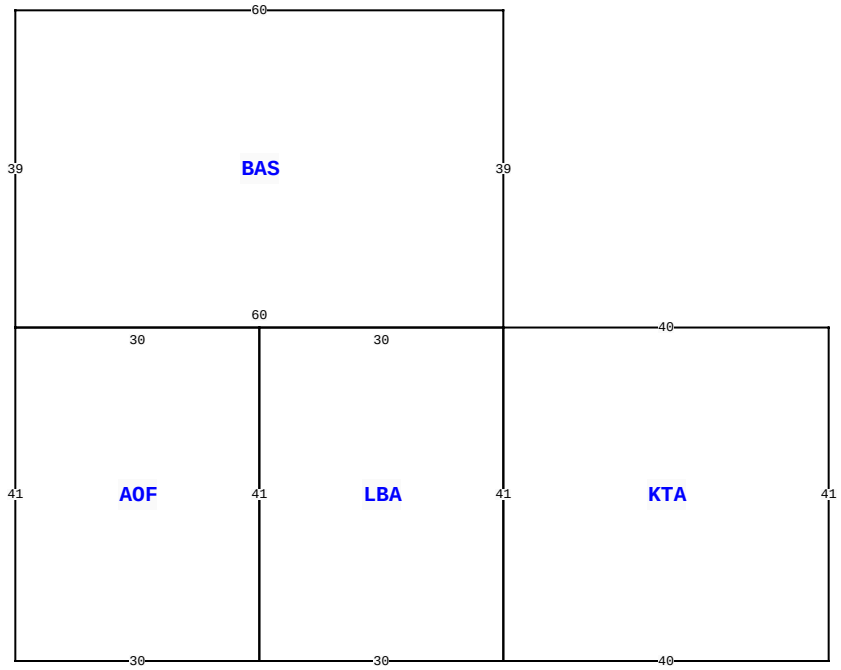
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		0 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,230	110		1,353	29,705
BAS	2,340	100		2,340	51,375
KTA	1,640	110		1,804	39,607
LBA	1,230	110		1,353	29,705
TOTALS	6,440			6,850	150,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5900	04	6,850	84.4400	43.91	300,784	1980	1980	0	0	0	50.00	50.00

1 ARENA 0% - 2022 Heated Area: 6440 HX Base Yr



12171 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	212,884
TOTAL MARKET OB/XF VALUE	36,880
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	409,764
SOH/AGL Deduction	0
ASSESSED VALUE	409,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,764
TOTAL JUST VALUE	409,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,137

XFOB:5:1: MH USED AS STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33653	M H	325	12/22/2015
27487	MAINT/ALTR	60	11/19/2008
18941	M H	125	11/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2444	6/14/2021	WD	U	I	35	500,000
GRANTOR: NORTH FL LIVESTOCK MA						
GRANTEE: CUSHMAN'S CUSTOM SE						
0910/1848	9/05/2000	WD	Q	I	01	250,000
GRANTOR: THOMAS WALDROP DBA NO						
GRANTEE: NORTH FLORIDA LIVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S39 AOF= S41 E30 LBA= E30 KTA= E40 N41 W40 S41$ N41 W30 S41$ N41 W30$ E60N39$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	29,280	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 36,880

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	4400	C	PACK/STMKT	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.25	4,000.00	5,000.00	160,000							

REVIEW DATE 08/24/2017 BY DF Total Acres: 32.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 10/02/2025 BY SYS

N1/2 OF NE1/4 OF SE1/4 & S1/2 OF
EX 4 AC OFF W SIDE & EX COMM NW
SE1/4 OF NE1/4, RUN E 262.06 FT

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P.O. BOX 810
LAKE CITY, FL 32056

2026

27-5S-17-09413-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

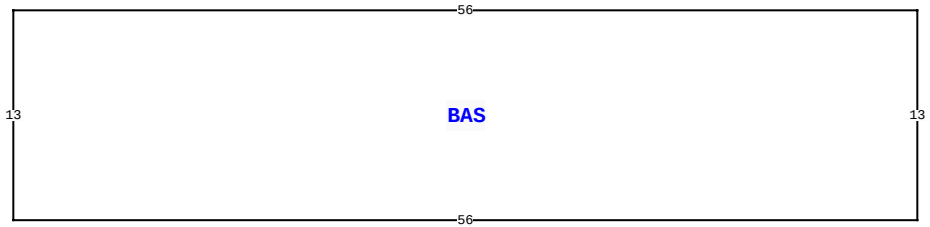
DOR CODE 2900 WHOLESALE OUTLET
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 27517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	62,492
TOTALS	728			728	62,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	115.6000	108.66	79,104	2015	2015	0	0	0	21.00	79.00

3 MANUF 1 0% - 2022 Heated Area: 728 HX Base Yr



12171 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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0910/1848	9/05/2000	WD	Q	I	01	250,000
GRANTOR: THOMAS WALDROP DBA NO						
GRANTEE: NORTH FLORIDA LIVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S13 E56 N13$.

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 08/24/2017 BY DF Total Acres: 32.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 10/02/2025 BY SYS