COMM SW COR OF NE1/4 OF SW1/4, R
NE 604.48 FT FOR POB, CONT NE 17
100 FT, SW 175 FT, NW 100 FT TO

IC CONSTRUCTION LLC
818 WEST DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-17-06262-006

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	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

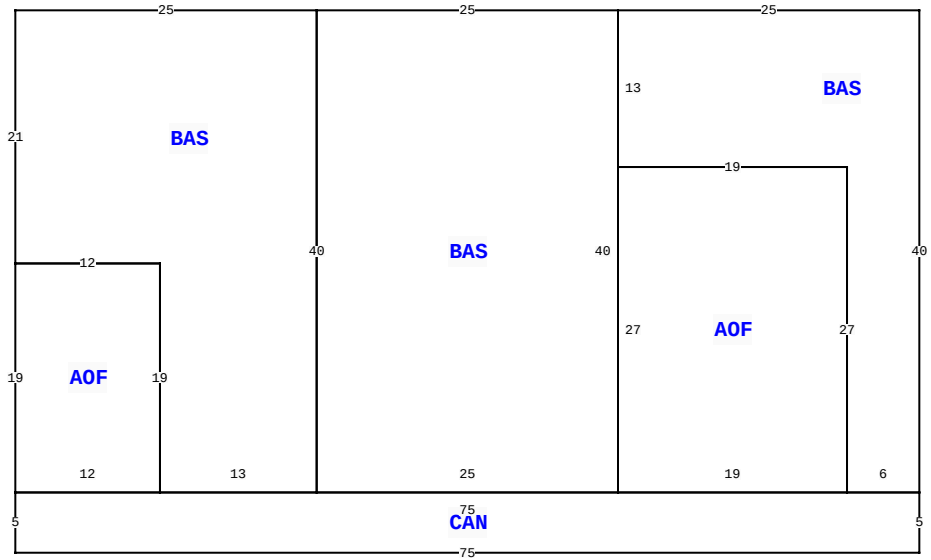
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	228	150		342	6,120
AOF	513	150		770	13,779
BAS	487	100		487	8,715
BAS	772	100		772	13,815
BAS	1,000	100		1,000	17,895
CAN	375	30		112	2,004
TOTALS	3,375			3,483	62,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	3,483	96.7200	35.79	124,657	1987	1987	0	0	0	50.00	50.00

1 WAREH STOR 0% - 2025 Heated Area: 3000 HX Base Yr



516 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,328
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	84,228
SOH/AGL Deduction	0
ASSESSED VALUE	84,228
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,228
TOTAL JUST VALUE	84,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/529	11/22/2024	WD	U	I	37	300,000
GRANTOR: THOMAS STEVEN THOMAS						
GRANTEE: IC CONSTRUCTION LLC						
1499/1545	9/26/2023	LE	U	I	14	100
GRANTOR: THOMAS STEVEN THOMAS						
GRANTEE: THOMAS STEVEN THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= W25 BAS= W25 S21 AOF= S19 CAN= S5 E75 N5 W75$ E12 N19 W12$ E12 S19 E13 N40$ S40 E25 N40$ S13 AOF= S27 E19 N27 W19$ E19 S27 E6 N40$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	4,100	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	4800	C	WAREHOUSE	0		CG	175.00	100.00	17,500.00	SF		1.00	1.00	1.00	1.00	1.00	17,500							

REVIEW DATE 03/18/2025 BY TP Total Acres: 0.40 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/18/2025 BY SYS