

BEG INTERS N R/W US-90 & E R/W
JONES RD, RUN NW 13.02 FT,
N 157.43 FT, E 164.35 FT, NE

GANSKOP HOLDINGS LLC
334 SW HAMLET CIR
LAKE CITY, FL 32024

2026

34-3S-17-06875-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floop	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	2	100
Frame	05	STEEL 100
Story Height	16	100
RMS	3	100
Stories	0	0 100
Units	0	0 100
Condition Adj	03	03 100

Quality	05	05
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DOR CODE	2700	VEH SALE/REPAIR
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MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	34317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	150		315	6,857
AOF	480	150		720	15,673
BAS	4,310	100		4,310	93,820
CAN	480	30		144	3,134
CAN	480	30		144	3,134
CAN	1,000	30		300	6,530

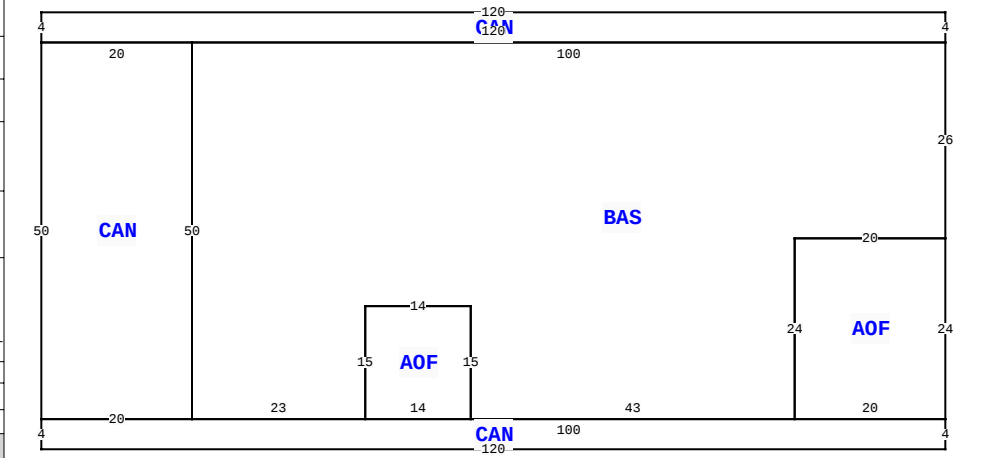
TOTALS	6,960			5,933	129,149
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
3	0260	PAVEMENT-A	0	0	81	114	9,234.00	UT	0.90

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2500	C	SRVC SHOPS	0		00	0.00	0.00	1.58

REVIEW DATE	12/16/2021	BY	ME
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8700	06	5,933	95.4720	36.28	215,249	1990	1990	0	0	0	40.00	60.00	
1 PREF M B A 0% - 2021 Heated Area: 5000 HX Base Yr													



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

TOTAL OB/XF													
18,255													

TOTAL OB/XF													
18,255													

Total Acres:	1.58	Total Land Value:	51,350	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,149	
TOTAL MARKET OB/XF VALUE		18,255	
TOTAL LAND VALUE - MARKET		51,350	
TOTAL MARKET VALUE		198,754	
SOH/AGL Deduction		0	
ASSESSED VALUE		198,754	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		198,754	
TOTAL JUST VALUE		198,754	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		198,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1420/1515	9/24/2020	WD	Q	I	01	228,000	
GRANTOR: THE DIESEL DOCTORS OF							
GRANTEE: GANSKOP HOLDINGS LL							
0730/0469	9/10/1990	WD	Q	V		25,000	
GRANTOR: G W HUNTER INC							
GRANTEE: DIESEL DOCTORS							

BUILDING NOTES									

BUILDING DIMENSIONS									
CAN= N4 W120 S4 E120\$ BAS= W100 CAN= W20 S50 E20 N50\$ S50 CAN= W20 S4 E120 N4 W100\$ E23 AOF= E14 N15 W14 S15\$ N15 E14 S15 E43 AOF= E20 N24 W20 S24\$ N24 E20 N26\$.									