NW DIV: BEG INTERS W LINE OF BLO WILSON ST, RUN E 317.10 FT, N 8. FT, SE 10.96 FT, S ALONG MARION

GULF ATLANTIC PUMP AND DREDGE, LLC
118 NW LONG ST
LAKE CITY, FL 32055

2027

00-00-00-11267-000

BUILDING CHARACTERISTICS

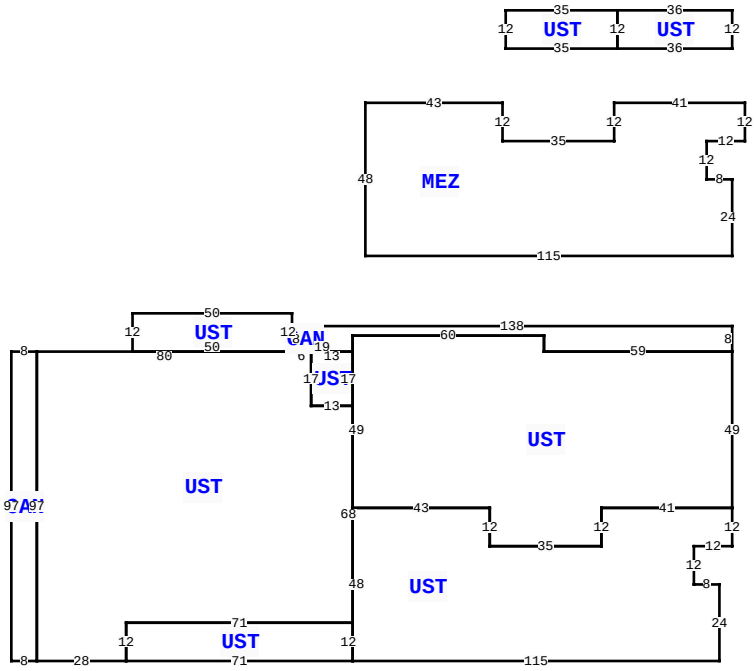
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	25	MOD METAL 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		11 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	776	30		233	534
CAN	804	30		241	552
MEZ	5,052	20		1,010	2,315
UST	221	40		88	202
UST	420	40		168	385
UST	432	40		173	397
UST	600	40		240	550
UST	852	40		341	782
UST	5,052	40		2,021	4,632
UST	6,551	40		2,620	6,005
TOTALS	29,290			10,547	24,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	10,547	30.9688	11.46	120,869	1967	1967	25	10	0	50.00	20.00

1 C B MISC 0% - 2024 Heated Area: 0 HX Base Yr



** This building has 11 Sub-Areas

204 NW WILSON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,155
TOTAL MARKET OB/XF VALUE	4,350
TOTAL LAND VALUE - MARKET	101,127
TOTAL MARKET VALUE	190,632
SOH/AGL Deduction	0
ASSESSED VALUE	190,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,632
TOTAL JUST VALUE	190,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0050	METAL REROOF/SIDI	30,000	02/06/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2277	8/14/2023	WD	Q	I	01	236,500
GRANTOR: 614 BUILDING LLC						
GRANTEE: GULF ATLANTIC PUMP						
1498/2274	8/14/2023	QC	U	I	11	100
GRANTOR: BARROUKH YVES R						
GRANTEE: 614 BUILDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[ORIG=-132,0] W6 W80 S97 E28 N12 E71 N68 W13 N17 $
UST=[ORIG=0,0] W59 N5 W60 S5 S49 E43 S12 E35 N12 E41 N49 $
UST=[ORIG=-119,49] S48 E115 N24 W8 N12 E12 N12 W41 S12 W35 N12 W43 $
MEZ=[ORIG=0,-30] N24 W8 N12 E12 N12 W41 S12 W35 N12 W43 S48 E115 $
UST=[ORIG=-190,97] E71 N12 W71 S12 $
CAN=[ORIG=0,0] N8 W138 S8 E19 N5 E60 S5 E59 $
CAN=[ORIG=-218,0] W8 S97 E8 N97 $
UST=[ORIG=-138,0] N12 W50 S12 E50 $
UST=[ORIG=0,-95] N12 W36 S12 E36 $
UST=[ORIG=-36,-107] W35 S12 E35 N12 $

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	1.00	UT	7,500.00	7,500.00	25	0	0	3	25	1,875	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	7,500.00	7,500.00	25	0	0	3	25	1,875	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	2,400.00	2,400.00	25	0	0	3	25	600	

LAND DESCRIPTION

TOTAL OB/XF 4,350

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		I	0.00	0.00	101,127.00	SF		1.00	1.00	1.00	1.00	1.00	101,127							

REVIEW DATE 10/17/2023 BY ME Total Acres: 2.32 Total Land Value: 101,127 Market: 0 Agricultural: 0 Common: 101,127 PRINTED 11/17/2026 BY SYS

NW DIV: BEG INTERS W LINE OF BLO WILSON ST, RUN E 317.10 FT, N 8. FT, SE 10.96 FT, S ALONG MARION

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118 NW LONG ST
LAKE CITY, FL 32055

2027

00-00-00-11267-000

BUILDING CHARACTERISTICS

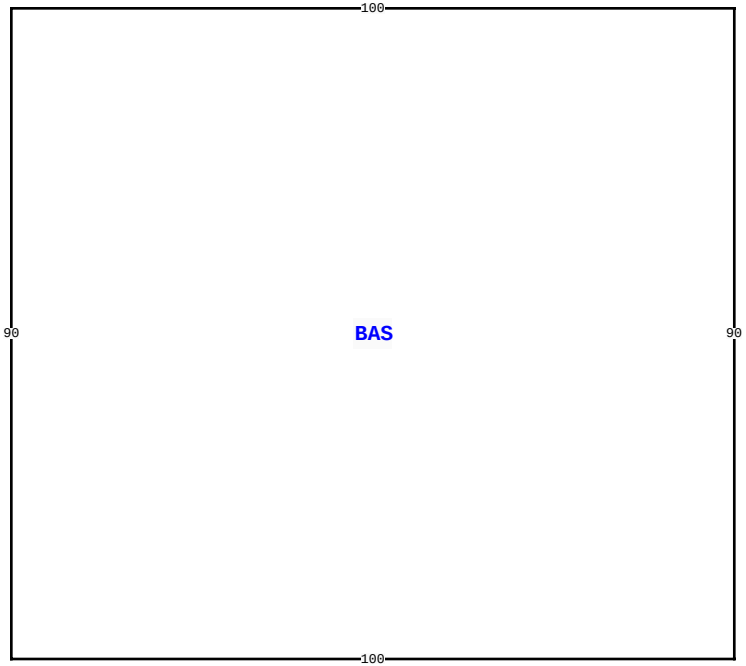
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	25	MOD METAL 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,000	100		9,000	32,535
TOTALS	9,000			9,000	32,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8601	06	9,000	46.3320	12.05	108,450	1986	1986	10	10	0	50.00	30.00

2 OPEN/STRG 0% - 2024 Heated Area: 9000 HX Base Yr



204 NW WILSON ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,155
TOTAL MARKET OB/XF VALUE	4,350
TOTAL LAND VALUE - MARKET	101,127
TOTAL MARKET VALUE	190,632
SOH/AGL Deduction	0
ASSESSED VALUE	190,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,632
TOTAL JUST VALUE	190,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2277	8/14/2023	WD	Q	I	01	236,500
GRANTOR: 614 BUILDING LLC						
GRANTEE: GULF ATLANTIC PUMP						
1498/2274	8/14/2023	QC	U	I	11	100
GRANTOR: BARROUKH YVES R						
GRANTEE: 614 BUILDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S90 E100 N90$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2023 BY ME Total Acres: 2.32 Total Land Value: 101,127 Market: 0 Agricultural: 0 Common: 101,127 PRINTED 11/17/2026 BY SYS

NW DIV: BEG INTERS W LINE OF BLO WILSON ST, RUN E 317.10 FT, N 8. FT, SE 10.96 FT, S ALONG MARION

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118 NW LONG ST
LAKE CITY, FL 32055

2027

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BUILDING CHARACTERISTICS

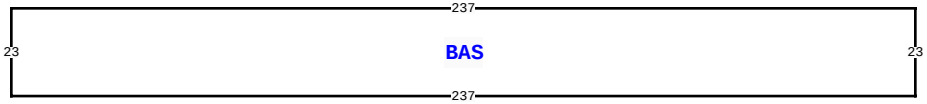
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,451	100		5,451	17,858
TOTALS	5,451			5,451	17,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8601	06	5,451	42.0077	10.92	59,525	1967	1967	10	10	0	50.00	30.00

6 OPEN/STRG 0% - 2024 Heated Area: 5451 HX Base Yr



204 NW WILSON ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,155
TOTAL MARKET OB/XF VALUE	4,350
TOTAL LAND VALUE - MARKET	101,127
TOTAL MARKET VALUE	190,632
SOH/AGL Deduction	0
ASSESSED VALUE	190,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,632
TOTAL JUST VALUE	190,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2277	8/14/2023	WD	Q	I	01	236,500
GRANTOR: 614 BUILDING LLC						
GRANTEE: GULF ATLANTIC PUMP						
1498/2274	8/14/2023	QC	U	I	11	100
GRANTOR: BARROUKH YVES R						
GRANTEE: 614 BUILDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W237 S23 E237 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2023 BY ME Total Acres: 2.32 Total Land Value: 101,127 Market: 0 Agricultural: 0 Common: 101,127 PRINTED 11/17/2026 BY SYS

NW DIV: BEG INTERS W LINE OF BLO WILSON ST, RUN E 317.10 FT, N 8. FT, SE 10.96 FT, S ALONG MARION

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2027

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BUILDING CHARACTERISTICS

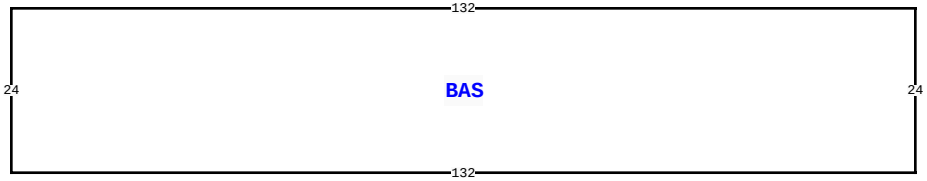
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,168	100		3,168	10,588
TOTALS	3,168			3,168	10,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8601	06	3,168	42.8314	11.14	35,292	1967	1967	10	10	0	50.00	30.00

7 OPEN/STRG 0% - 2024 Heated Area: 3168 HX Base Yr



204 NW WILSON ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,155
TOTAL MARKET OB/XF VALUE	4,350
TOTAL LAND VALUE - MARKET	101,127
TOTAL MARKET VALUE	190,632
SOH/AGL Deduction	0
ASSESSED VALUE	190,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,632
TOTAL JUST VALUE	190,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2277	8/14/2023	WD	Q	I	01	236,500
GRANTOR: 614 BUILDING LLC						
GRANTEE: GULF ATLANTIC PUMP						
1498/2274	8/14/2023	QC	U	I	11	100
GRANTOR: BARROUKH YVES R						
GRANTEE: 614 BUILDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W132 S24 E132 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2023 BY ME Total Acres: 2.32 Total Land Value: 101,127 Market: 0 Agricultural: 0 Common: 101,127 PRINTED 11/17/2026 BY SYS