N DIV: COMM SE COR OF SW1/4 OF S
29.01 FT, NW 120.92 FT, NE 40.87
400 FT, NW 164.32 FT, S'LY ALONG

COMMERCIAL EQUIPMENT REPAIR, INC
5010 NW 20TH DR
JENNINGS, FL 32053

2027

00-00-00-11697-002

BUILDING CHARACTERISTICS

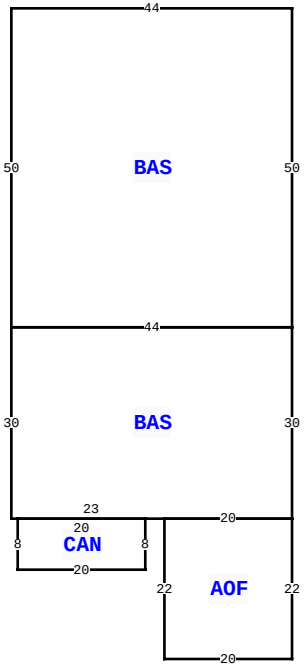
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
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
AOF	440	150		660	14,266
BAS	1,320	100		1,320	28,532
BAS	2,200	100		2,200	47,553
CAN	160	30		48	1,038
TOTALS	4,120			4,228	91,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	4,228	113.7614	43.23	182,776	1960	1960	0	0	0	50.00	50.00

1 WAREH STOR 0% - 2022 Heated Area: 3960 HX Base Yr



355 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
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
1	0260	PAVEMENT-A	0	0	0	0	4,832.00	UT	1.85	1.85	50	2008	2008	3	50	4,470	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,388
TOTAL MARKET OB/XF VALUE	4,470
TOTAL LAND VALUE - MARKET	13,563
TOTAL MARKET VALUE	109,421
SOH/AGL Deduction	0
ASSESSED VALUE	109,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,421
TOTAL JUST VALUE	109,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0157	REROOF	1,500	03/16/2026
1285	MAINT/ALTR	50	05/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2323	1/21/2026	WD	U	I	37	135,000
GRANTOR: FRONT PORCH PROPERTIE						
GRANTEE: COMMERCIAL EQUIPMEN						
1558/2317	1/20/2026	WD	U	I	31	15,000
GRANTOR: SAPP HENRY J						
GRANTEE: COMMERCIAL EQUIPMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S50 BAS= S30 E1 CAN= S8 E20 N8 W20$ E23 AOF= S22 E20 N22 W20$ E20 N30 W44$ E44 N50$.

LAND DESCRIPTION

TOTAL OB/XF 4,470

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		00	0.00	0.00	0.81	AC		1.00	1.00	1.02	15,000.00	15,240.00	12,344							
2	1000	C	VACANT COMME	0			0.00	0.00	0.08	AC		1.00	1.00	1.02	15,000.00	15,240.00	1,219							

REVIEW DATE 07/16/2026 BY TP Total Acres: 0.89 Total Land Value: 13,563 Market: 0 Agricultural: 0 Common: 13,563 PRINTED 11/17/2026 BY SYS