N DIV: COMM SW COR BLOCK, RUN E OF HILLSBORO ST, 10 FT FOR POB, FT, NE 14.27 FT TO W R/W OF US-4

SHOWENER LLC
514 SW 2ND AVE
OCALA, FL 34471

2027

00-00-00-12230-000

BUILDING CHARACTERISTICS

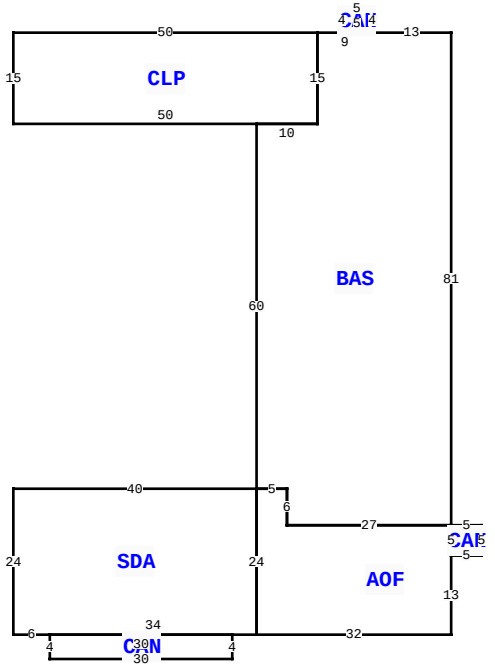
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
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	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	606	150		909	15,908
BAS	2,412	100		2,412	42,210
CAN	20	30		6	105
CAN	25	30		8	140
CAN	120	30		36	630
CLP	750	60		450	7,875
SDA	960	185		1,776	31,080
TOTALS	4,893			5,597	97,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	5,597	92.1060	35.00	195,895	1990	1990	0	0	0	50.00	50.00

1 WAREH DIST 0% - 2026 Heated Area: 3978 HX Base Yr



342 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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
1	0260	PAVEMENT-A	0	0	0	0	5,520.00	UT	0.90	0.90	100	0	0	3	100	4,968	
2	0140	CLFENCE 6	0	0	0	0	455.00	UT	2.80	2.80	100	1985	1985	3	100	1,274	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,948
TOTAL MARKET OB/XF VALUE	6,242
TOTAL LAND VALUE - MARKET	141,185
TOTAL MARKET VALUE	245,375
SOH/AGL Deduction	0
ASSESSED VALUE	245,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,375
TOTAL JUST VALUE	245,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047850	Remodel	10,000	08/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1966	4/14/2025	WD	U	I	37	550,000
GRANTOR: BBS DEVELOPERS INC						
GRANTEE: SHOWENER LLC						
0731/0765	9/17/1990	WD	Q	V		73,500
GRANTOR: G POWELL SUMMERS						
GRANTEE: BBS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 CAN= N4 W5 S4 E5$ W9 CLP= W50 S15 E50 N15 $ S15 W10 S60 SDA= W40S24 E6 CAN= S4 E30 N4 W30$ E34 N24$ AOF= S24E32 N13 CAN= E5N5 W5 S5$ N5 W27 N6 W5$ E5 S6 E27 N81$.

LAND DESCRIPTION

TOTAL OB/XF 6,242

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	151.00	170.00	25,670.00	SF		1.00	1.00	1.00	5.50	5.50	141,185							

REVIEW DATE 04/30/2026 BY robin Total Acres: 0.59 Total Land Value: 141,185 Market: 0 Agricultural: 0 Common: 141,185 PRINTED 11/17/2026 BY SYS