

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

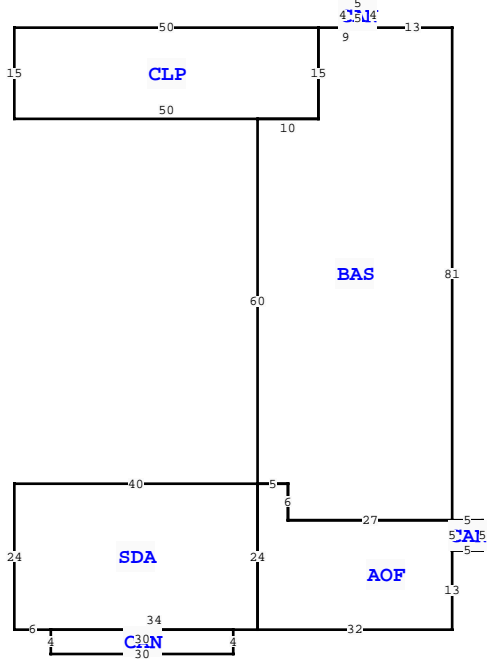
2026

00-00-00-12230-000



ELEMENT		CD	CONSTRUCTION
Exterior Wall	15	CONC	BLOCK 70
Exterior Wall	17	MSNRY	STUC 30
Roof Structure	09	RIDGE	FRME 100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	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	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	606	150	
BAS	2,412	100	
CAN	20	30	
CAN	25	30	
CAN	120	30	
CLP	750	60	
SDA	960	185	
TOTALS	4,893		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	WAREH	DIST	0%	- 2026	Heated Area: 3978		HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			217,130

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						

EXTRA FEATURES																
L N	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	5,520.00	UT	0.90	0.90	100	0	0	3	100	4,968	
2	0140	CLFENCE	6	0	0	455.00	UT	2.80	2.80	100	1985	1985	3	100	1,274	

TOTAL OB/XF									
6,242									

BUILDING NOTES									
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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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							