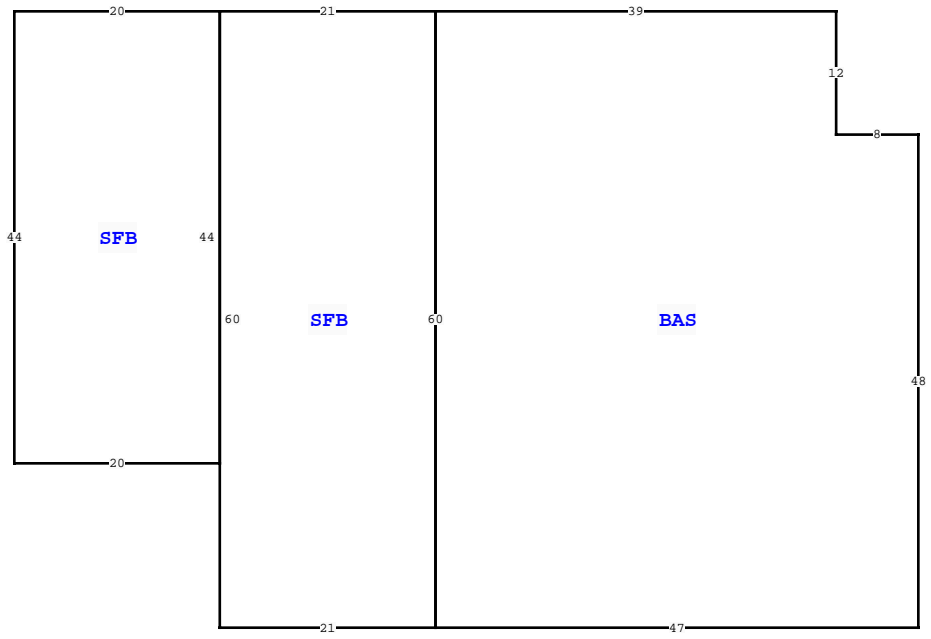




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		2	100
Stories	1.	1. 100	
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,724	100	
SFB	880	80	
SFB	1,260	80	
TOTALS	4,864		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	- 2023								
			Heated Area: 4864								
			HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			100,446
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			10,701
TOTAL MARKET VALUE			112,147
SOH/AGL Deduction			0
ASSESSED VALUE			112,147
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			112,147
TOTAL JUST VALUE			112,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0487	MAINT/ALTR	50	12/22/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/187	12/14/2022	WD	U	I	37	350,000
GRANTOR: RKW PROPERTIES LLC						
GRANTEE: ADRENALINE AUTOMOTI						
1259/0569	8/01/2013	WD	Q	I	01	80,000
GRANTOR: LAKE CITY MOTOR PARTS						
GRANTEE: RKW PROPERTIES LLC						

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

BUILDING NOTES	
271 SW NASSAU ST, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W39 SFB= W21 SFB= W20 S44 E20 N44\$ S60 E21 N60\$ S60 E47 N48 W8 N12\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION		TOTAL OB/XF														1,000								
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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	7,927.00	SF		1.00	1.00	1.00	1.35	1.35	10,701							