W DIV: LOTS 1 THRU 8 BLOCK 21 &
7 & 8 BLOCK 27 OF MOODIE'S ADDIT
(THIS PROPERTY ALSO DESC AS: THE

MEADOWS COMMERCIAL PROPERTIES INC
6073 SAN JOSE BLVD. WEST
JACKSONVILLE, FL 32217

2027

00-00-00-12467-000

BUILDING CHARACTERISTICS

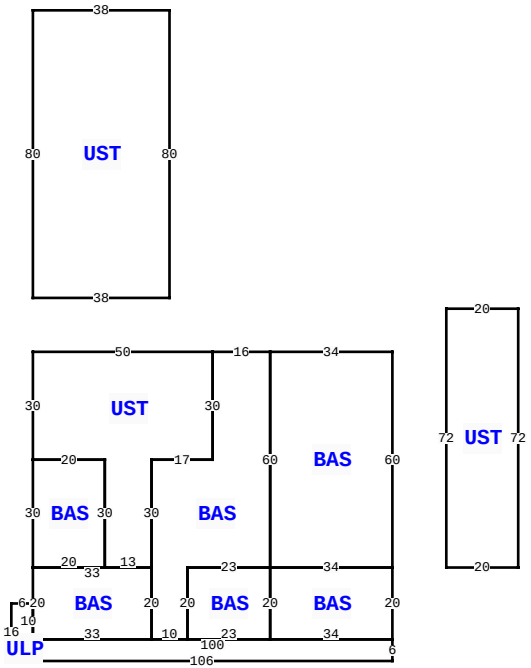
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		13 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.5	1.5 100
Units		3 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100		460	11,901
BAS	600	100		600	15,523
BAS	660	100		660	17,075
BAS	680	100		680	17,593
BAS	1,670	100		1,670	43,206
BAS	2,040	100		2,040	52,779
ULP	696	30		209	5,407
UST	1,440	50		720	18,628
UST	1,890	50		945	24,449
UST	3,040	50		1,520	39,325
TOTALS	13,176			9,504	245,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,504	113.4619	43.12	409,812	1988	1988	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 6110 HX Base Yr



366 SW KNOX ST, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	245,887
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	168,665
TOTAL MARKET VALUE	416,552
SOH/AGL Deduction	0
ASSESSED VALUE	416,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,552
TOTAL JUST VALUE	416,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044505	Roof Replacement	7,398	05/23/2022
21-0510			07/23/2021
2226	REMODEL	90	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/1087	5/27/2011	WD	U	I	38	315,000
GRANTOR: J & O ENTERPRISES INC						
GRANTEE: MEADOWS COMMERCIAL						
1103/1697	11/28/2006	WD	Q	I		550,000
GRANTOR: TENSTAR INVESTMENTS I						
GRANTEE: J & O ENTERPRISES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N60 W34 S60 BAS= N60 W16 S30 W17 S30 UST= N30 E17 N30 W50 PTR=N15 UST= E38 N80 W38 S80$ S15$ S30 BAS= E20 S30 W20 N30$ E20 S30 E13$ BAS= S20 W33 N20 E33$ S20 E10 N20 E23$ BAS= S20 W23 N20 E23$ E34$ BAS= S20 ULP= S6 W106 N16 E6 S10 E100$ W34 N20 E34$ PTR= E15 UST= E20 N72 W20S72 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1100	C	STORE 1FLR	0		00	0.00	0.00	38,333.00	SF		1.00	1.00	0.80	5.50	4.40	168,665							

REVIEW DATE 11/16/2021 BY ME Total Acres: 0.88 Total Land Value: 168,665 Market: 0 Agricultural: 0 Common: 168,665 PRINTED 11/17/2026 BY SYS