E DIV: LOTS 8, 9, 10 & 11 BLOCK
PARK S/D.

LEONG HOE CHEUN/KEARNS JOSEPH
27424 NW 193RD AVE
HIGH SPRINGS, FL 32643

2027

00-00-00-12870-000

BUILDING CHARACTERISTICS

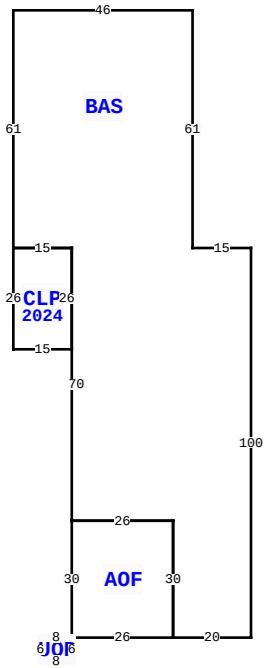
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	780	150		1,170	28,126
BAS	6,626	100		6,626	159,285
CLP	390	60	2024	234	5,625
UOP	48	30		14	336
TOTALS	7,844			8,044	193,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	8,044	82.1700	31.22	251,134	1960	2005	0	0	0	23.00	77.00

1 WAREH STOR 0% - 2025 Heated Area: 7406 HX Base Yr



196 NE CHESTNUT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	193,373
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,600
TOTAL MARKET VALUE	208,973
SOH/AGL Deduction	0
ASSESSED VALUE	208,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,973
TOTAL JUST VALUE	208,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3262	REMODEL	75	05/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/761	3/08/2024	WD	Q	I	01	240,000
GRANTOR: DIVERSIFIED STORAGE L						
GRANTEE: LEONG HOE CHEUN						
0912/2375	10/20/2000	WD	Q	I		67,500
GRANTOR: MOZELLE & ROBERT D TO						
GRANTEE: DIVERSIFIED STORAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 S61 E15 S70 E26 S30 E20 N100 W15 N61 $
AOF=[ORIG=-31,131] S30 E26 N30 W26 $
UOP=[ORIG=-31,161] W8 S6 E8 N6 $
CLP=[YR=2024;ORIG=-31,61] S26 W15 N26 E15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	156.00	100.00	15,600.00	SF		1.00	1.00	1.00	1.00	1.00	15,600							

REVIEW DATE 04/22/2024 BY TP Total Acres: 0.36 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600 PRINTED 11/17/2026 BY SYS