

E DIV: BEG INTERS W R/W ANDERSON
R/W DUVAL ST, RUN NE ALONG R/W 1
W 102.94 FT, S 195.23 FT TO N R/

GUINN III PROPERTIES LLC
220 SE 20TH TERRACE
OCALA, FL 34471

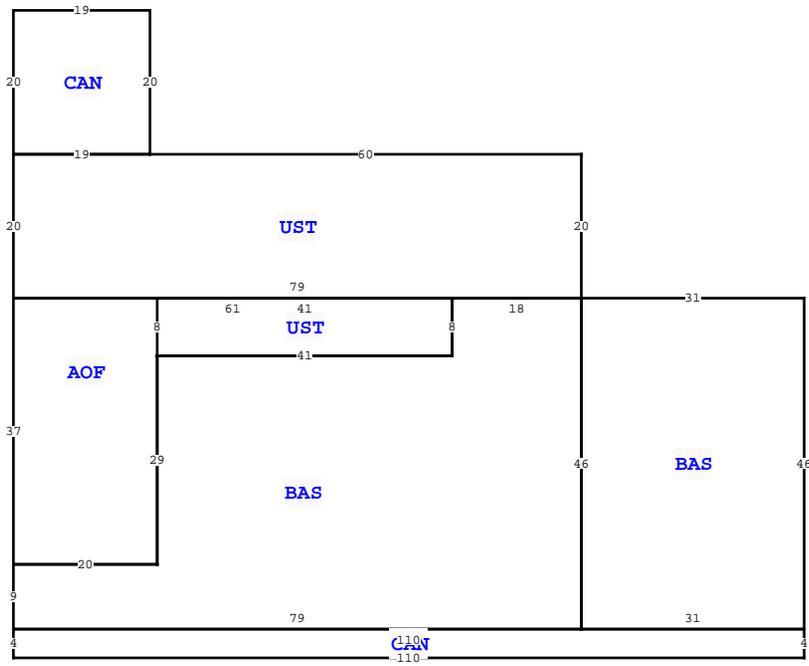
2026

00-00-00-12908-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 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	03	FORCED AIR 100	
Fixtures		5 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,068	110	
BAS	1,426	100	
BAS	2,566	100	
CAN	380	30	
CAN	440	30	
UST	328	40	
UST	1,580	40	
TOTALS	7,788		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	04	6,176	67.5488	27.02	166,876	1984	1984	0	0	40.00	60.00
1 PREF M B A 0% - 0 Heated Area: 5060 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			100,126
TOTAL MARKET OB/XF VALUE			12,045
TOTAL LAND VALUE - MARKET			86,365
TOTAL MARKET VALUE			198,536
SOH/AGL Deduction			0
ASSESSED VALUE			198,536
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			198,536
TOTAL JUST VALUE			198,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
099	COMMERCIAL	35,000	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1448	8/29/2019	WD	U	I	12	165,000
GRANTOR: COLUMBIA BANK INC						
GRANTEE: GUINN III PROPERTIE						
1381/2398	4/03/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	2,064.00	UT	0.70	0.70	100
2	0215	HYDRA LEVE	0	0	0	0	2.00	UT	5,000.00	5,000.00	100
3	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												12,045												
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	34,546.00	SF		1.00	1.00	1.00	2.50	2.50	86,365							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 UST= N20 W60 CAN= N20 W19 S20 E19\$ W19 S20 AOF= S37 BAS= S9 CAN= S4 E110 N4 W110\$ E79 N46 W18 UST= W41 S8 E41 N8\$ S8 W41 S29 W20\$ E20 N29 E41 N8 W61\$ E79\$ S46 E31 N46\$.	