S DIV: ALL BLOCK 316.
ORB 370-557, 593-545, 878-688,

PETE'S AUTO PARTS
190 SW MONTGOMERY DR
LAKE CITY, FL 32025

2027

00-00-00-14096-000

BUILDING CHARACTERISTICS

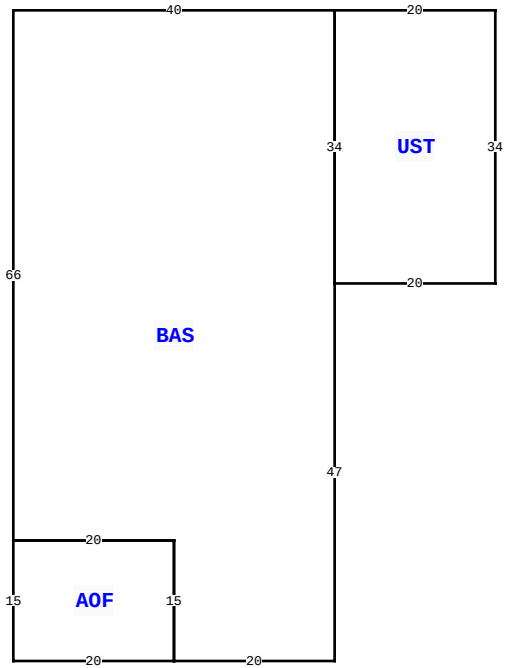
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	110		330	4,577
BAS	2,940	100		2,940	40,778
UST	680	40		272	3,773
TOTALS	3,920			3,542	49,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	3,542	56.6212	27.74	98,255	1950	1970	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 3240 HX Base Yr



174 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,024
TOTAL MARKET OB/XF VALUE	3,739
TOTAL LAND VALUE - MARKET	104,812
TOTAL MARKET VALUE	189,575
SOH/AGL Deduction	0
ASSESSED VALUE	189,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,575
TOTAL JUST VALUE	189,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,575

PRCL:0:2: DOR 2006 STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1239	ADDN COMM	50	03/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/0688	4/01/1999	WD	Q	I		122,000

GRANTOR: E HITZING

GRANTEE: PETE'S AUTO PARTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S66 AOF= S15 E20 N15 W20$ E20 S15 E20 N47 UST= E20 N34 W20 S34$ N34$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,589	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	0	24	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,739

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	2700	C	AUTO SALES	0		CG	195.00	215.00	41,925.00	SF		1.00	1.00	1.00	2.50	2.50	104,812							

REVIEW DATE 05/08/2024 BY TP Total Acres: 0.96 Total Land Value: 104,812 Market: 0 Agricultural: 0 Common: 104,812 PRINTED 11/17/2026 BY SYS

S DIV: ALL BLOCK 316.
ORB 370-557, 593-545, 878-688,

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY

MAP NUM | MKT AREA 06

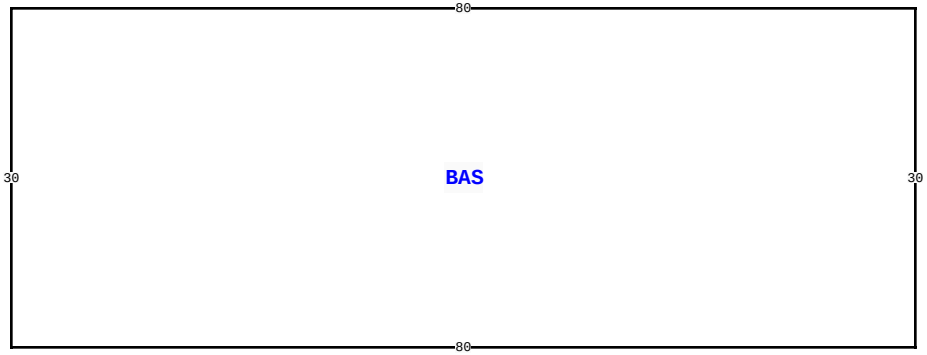
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	31,896
TOTALS	2,400			2,400	31,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	2,400	54.2430	26.58	63,792	1972	1972	0	0	0	50.00	50.00

2 VEH SALE/R 0% - 0 Heated Area: 2400 HX Base Yr



174 SW MONTGOMERY DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL JUST VALUE	189,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,575

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GRANTOR: E HITZING

GRANTEE: PETE'S AUTO PARTS

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BUILDING DIMENSIONS

BAS= W80 S30 E80 N30$.

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

REVIEW DATE 05/08/2024 BY TP Total Acres: 0.96 Total Land Value: 104,812 Market: 0 Agricultural: 0 Common: 104,812 PRINTED 11/17/2026 BY SYS