BEG SE COR SW1/4 OF NW1/4,
RUN W 362 FT, NW 423.36 FT TO
SE R/W SR-247, NE ALONG R/W

WHOLESALERS PROPERTY CO LLC
PO BOX 54786
LEXINGTON, KY 40555

2026

01-4S-16-02683-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN 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	05	STEEL 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

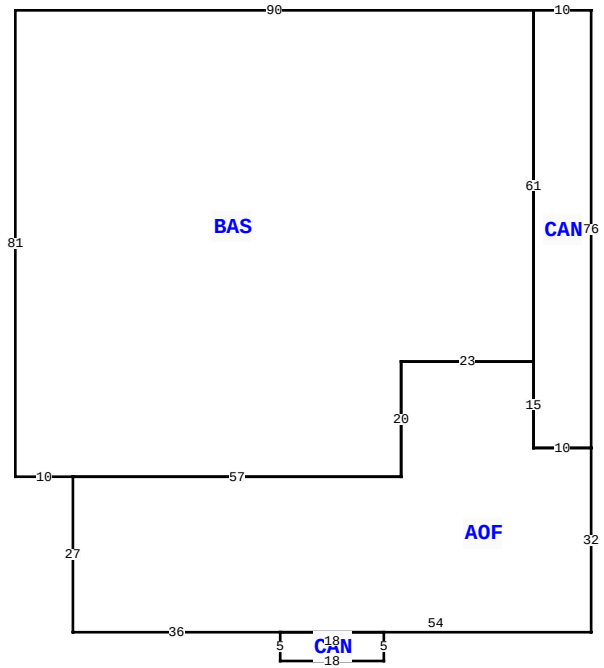
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,940	150		4,410	134,840
BAS	6,830	100		6,830	208,834
CAN	90	30		27	826
CAN	760	30		228	6,971
TOTALS	10,620			11,495	351,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	11,495	127.4000	50.96	585,785	1990	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 9770 HX Base Yr



789 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	351,471
TOTAL MARKET OB/XF VALUE	33,313
TOTAL LAND VALUE - MARKET	141,884
TOTAL MARKET VALUE	526,668
SOH/AGL Deduction	37,334
ASSESSED VALUE	489,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,334
TOTAL JUST VALUE	526,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,081

BLDG:1:1: PLUMBING WAREHOUSE

SALE:1:1: CHUCK CHECKED-VACANT-FOR COMM. BUSINESS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054996	Additions	320,000	02/11/2026
28112	MAINT/ALTR	75	09/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/2248	9/21/2017	WD	U	I	37	500,000

GRANTOR: DONALD E & GLENDA EDW

GRANTEE: WHOLESALER PROPERTY

0719/0183	5/14/1990	WD	Q	V		79,800

GRANTOR: CRAPPS-NORTH

GRANTEE: DONALD EDWARDS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S81 E10 E57 N20 E23 N61 W90 $
AOF=[ORIG=10,81] S27 E36 E54 N32 W10 N15 W23 S20 W57 $
CAN=[ORIG=90,61] S15 E10 N76 W10 S61 $
CAN=[ORIG=46,108] S5 E18 N5 W18 $
.

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	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	0	0	3	100	720	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	0	0	3	100	720	
3	0260	PAVEMENT-A	0	0	0	0	36,735.00	UT	0.75	0.75	100	2003	2003	3	100	27,551	
4	0140	CLFENCE 6	0	0	0	0	730.00	UT	4.55	4.55	100	2003	2003	3	100	3,322	
5	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 33,313

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		CI	270.00	600.00	62,967.00	SF		1.00	1.00	1.00	2.25	2.25	141,676							
2	9630	C	SWAMP	0		CI	0.00	0.00	2.08	AC		1.00	1.00	1.00	100.00	100.00	208							

REVIEW DATE 08/22/2023 BY JB Total Acres: 3.53 Total Land Value: 141,884 Market: 0 Agricultural: 0 Common: 141,884 PRINTED 05/08/2026 BY SYS