LOT 6 C & W BUSINESS PARK S/D.
WD 1120-2302, QC 1153-1820, WD 1

KOCH PROPERTIES CORP
66 SEA GLASS WAY
PONTE VEDRA BEACH, FL 32082

2027

02-4S-16-02712-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE 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	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

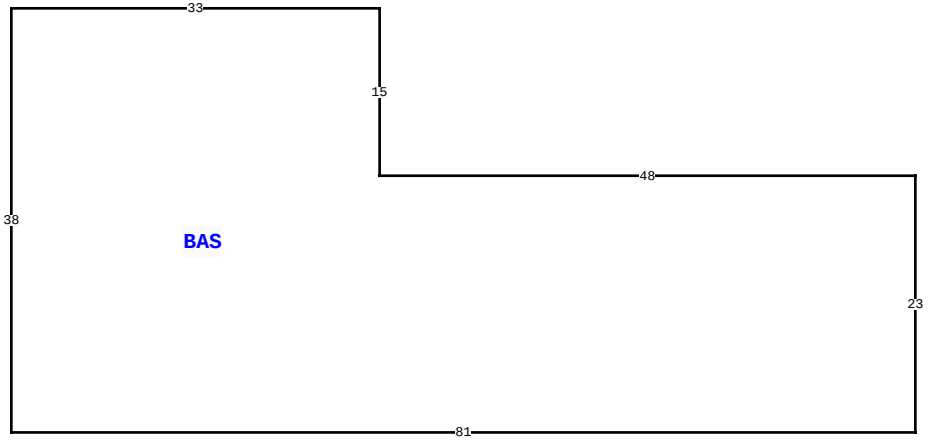
DOR CODE 2664 CAR WASH
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 2416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100		2,358	73,109
TOTALS	2,358			2,358	73,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6465	04	2,358	59.5350	36.91	87,034	2009	2009	0	0	0	16.00	84.00

1 CAR WASH 0% - 0 Heated Area: 2358 HX Base Yr



900 SW REAL TER, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/12/2026 MLU
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	4,018.00	UT	2.50	2.50	100	2009	2009	3	100	10,045	
2	0260	PAVEMENT-A	0	0	0	0	11,395.00	UT	1.85	1.85	100	2009	2009	3	100	21,081	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,800.00	1,800.00	100	2009	2009	3	100	5,400	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	73,109
TOTAL MARKET OB/XF VALUE	36,526
TOTAL LAND VALUE - MARKET	98,010
TOTAL MARKET VALUE	207,645
SOH/AGL Deduction	0
ASSESSED VALUE	207,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,645
TOTAL JUST VALUE	207,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1115	COMMERCIAL	1,033	12/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/76	4/17/2026	WD	Q	I	01	325,000
GRANTOR: PREMIERE INVESTMENTS						
GRANTEE: KOCH PROPERTIES COR						
1176/0437	6/08/2009	WD	U	V	11	100
GRANTOR: DANIEL CRAPPS						
GRANTEE: PREMIERE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 N15 W33 S38 E81 N23$.

LAND DESCRIPTION

TOTAL OB/XF 36,526

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	2664	C	CAR WASH	0		CI	0.00	0.00	39,204.00	SF		1.00	1.00	1.00	2.50	2.50	98,010							

REVIEW DATE 08/25/2023 BY JB Total Acres: 0.90 Total Land Value: 98,010 Market: 0 Agricultural: 0 Common: 98,010 PRINTED 11/17/2026 BY SYS