

COMM SW COR OF SEC 2, E 1305.33
 SW1/4 OF SW1/4, N 1326.57 FT TO
 OF SW1/4, W 466.48 FT, N 1991.37

COLD SPOT FREIGHT, LLC
 5011 GATE PARKWAY BLDG 100, STE 100
 JACKSONVILLE, FL 32256

2026

02-4S-17-07479-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD									
																				VALUATION BY Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 276,360 TOTAL MARKET VALUE 276,360 SOH/AGL Deduction 0 ASSESSED VALUE 276,360 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 276,360 TOTAL JUST VALUE 276,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 276,360											
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1531/1276 12/12/2024 WD U V 18 0 GRANTOR: COLUMBIA COUNTY, FLOR GRANTEE: COLD SPOT FREIGHT, 1527/1411 11/14/2024 CY U V 18 100 GRANTOR: COLUMBIA COUNTY, FLOR GRANTEE: COLD SPOT FREIGHT,											
MAP NUM MKT AREA 06																				BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC 2417.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
L N	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															
										TOTALS																					
EXTRA FEATURES																															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	1000	C	VACANT COMME	0		00	0.00	0.00	19.74	AC		1.00	1.00	1.00	14,000.00	14,000.00	276,360														
REVIEW DATE										BY										Total Acres: 19.74 Total Land Value: 276,360 Market: 0 Agricultural: 0 Common: 276,360 PRINTED 05/08/2026 BY SYS											