

COMM SE COR OF SW1/4, W 41.89 FT  
RD, N 356.52 FT FOR POB, CONT N  
DEG W 31.42 FT S 60 DEG W 305.70

JOYNER MANAGED PROPERTIES LLC DATED 5/6/2010  
2536 70TH AVE S  
ST PETERSBURG, FL 33712

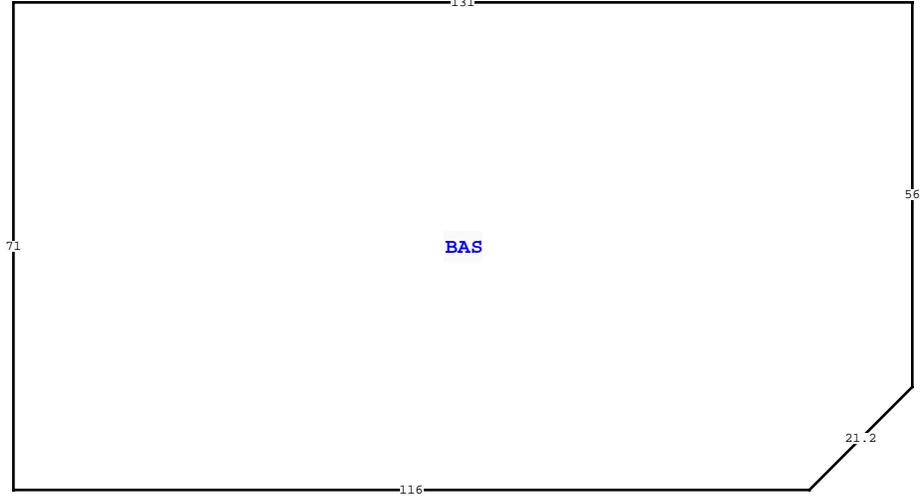
2026

05-4S-16-02778-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	18	CEMENT BRK 20	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		5 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,189	100	
TOTALS	9,189		9,189 530,698

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE DISC	0%	- 2024								
				Heated Area: 9189			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		530,698	
TOTAL MARKET OB/XF VALUE		40,195	
TOTAL LAND VALUE - MARKET		173,804	
TOTAL MARKET VALUE		744,697	
SOH/AGL Deduction		0	
ASSESSED VALUE		744,697	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		744,697	
TOTAL JUST VALUE		744,697	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		700,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38279	COMMERCIAL	2,222	06/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/713	11/07/2023	QC	U	I	11	100
GRANTOR: JOYNER CAROL S						
GRANTEE: JOYNER MANAGED PROP						
1401/1863	12/17/2019	WD	U	V	37	1,791,700
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: CAROL S JOYNER & RO						

EXTRA FEATURES																	
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
1	0260	PAVEMENT-A	0	0	0	0	20,735.00	UT	1.60	1.60	100	2019	2019	3	100	33,176	
2	0166	CONC,PAVMT	0	0	0	0	2,080.00	UT	2.00	2.00	100	2019	2019	3	100	4,160	
3	0164	CONC BIN	0	0	12	18	216.00	UT	11.00	11.00	100	2019	2019	3	100	2,376	
4	0169	FENCE/WOOD	0	0	0	0	46.00	UT	10.50	10.50	100	2019	2019	3	100	483	

2144 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W131 S71 E116 R15 U15 N56\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	1100	C	STORE 1FLR	0		A-1	0.00	0.00	82,764.00	SF		1.00	1.00	1.40	1.50	2.10	173,804									