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

2027

05-4S-16-02778-005

BUILDING CHARACTERISTICS

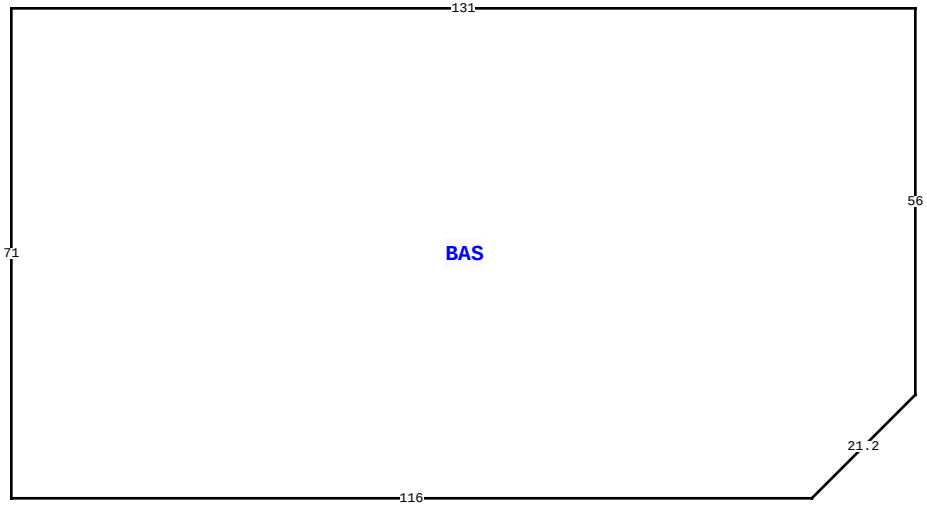
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	18	CEMENT BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,189	100		9,189	495,324
TOTALS	9,189			9,189	495,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,189	100.2700	56.15	515,962	2019	2019	0	0	0	4.00	96.00

1 STORE DISC 0% - 2024 Heated Area: 9189 HX Base Yr



2144 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	495,324
TOTAL MARKET OB/XF VALUE	40,195
TOTAL LAND VALUE - MARKET	173,804
TOTAL MARKET VALUE	709,323
SOH/AGL Deduction	0
ASSESSED VALUE	709,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	709,323
TOTAL JUST VALUE	709,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,323

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W131 S71 E116 R15 U15 N56$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 40,195

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	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							

REVIEW DATE 09/29/2023 BY JB Total Acres: 1.90 Total Land Value: 173,804 Market: 0 Agricultural: 0 Common: 173,804 PRINTED 11/16/2026 BY SYS