COMM SE COR OF SE1/4 OF NE1/4,
RUN W 187.16 FT TO W R/W US-41
NE ALONG R/W 633.10 FT FOR

A J P INCORPORATED
2246 SW MAIN BLVD
LAKE CITY, FL 32025

2027

07-4S-17-08127-014

BUILDING CHARACTERISTICS

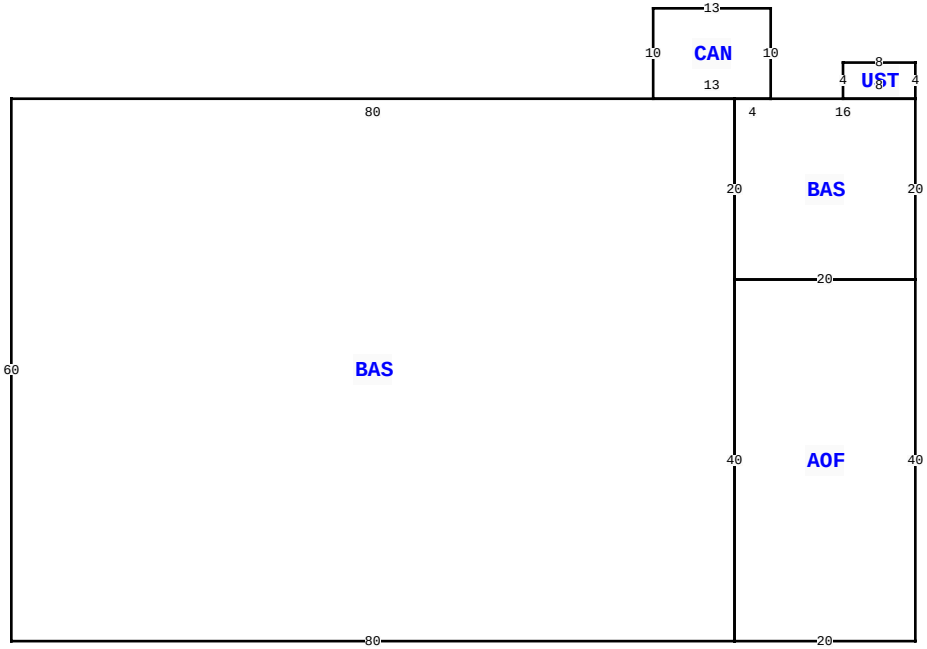
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	150		1,200	27,760
BAS	400	100		400	9,253
BAS	4,800	100		4,800	111,041
CAN	130	30		39	902
UST	32	50		16	370
TOTALS	6,162			6,455	149,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,455	96.6368	36.72	237,028	1998	1998	0	0	0	37.00	63.00

2 PREF M B A 0% - 0 Heated Area: 6000 HX Base Yr



2246 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	149,328
TOTAL MARKET OB/XF VALUE	3,263
TOTAL LAND VALUE - MARKET	104,217
TOTAL MARKET VALUE	256,808
SOH/AGL Deduction	0
ASSESSED VALUE	256,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,808
TOTAL JUST VALUE	256,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,808

LAND:1:1: 0.87 AC

SALE:1:1: ADDED 0.16 AC TO EXISTING PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13578	COMMERCIAL	490	02/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0952	5/31/2018	WD	U	I	35	450,000
GRANTOR: JONATHAN L JR & AMY D						
GRANTEE: A J P INCORPORATED						
0854/0428	2/26/1998	WD	Q	V	03	5,500
GRANTOR: WESTFIELD GROUP						
GRANTEE: WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S60 E80 AOF= E20 N40 W20 S40$ N40 BAS= E20 N20
UST= N4 W8 S4 E8$ W16 CAN= N10 W13 S10 E13$ W4 S20$ N20$.

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	4,350.00	UT	1.50	1.50	50	1998	1998	3	50	3,263	

LAND DESCRIPTION

TOTAL OB/XF 3,263

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	2700	C	AUTO SALES	0		CG	0.00	0.00	37,897.00	SF		1.00	1.00	1.00	2.75	2.75	104,217							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.87 Total Land Value: 104,217 Market: 0 Agricultural: 0 Common: 104,217 PRINTED 11/16/2026 BY SYS