COMM NW COR OF NW1/4 OF NW1/4, R
S R/W OF MCFARLANE AVE, RUN E AL
TO W R/W US-41, S ALONG R/W 425

SUMMERALL HOLDINGS LLC/TEEKO GRAPHICS INC
1468 SW MAIN BLVD, STE 105 #206
LAKE CITY, FL 32025

2027

08-4S-17-08178-000

BUILDING CHARACTERISTICS

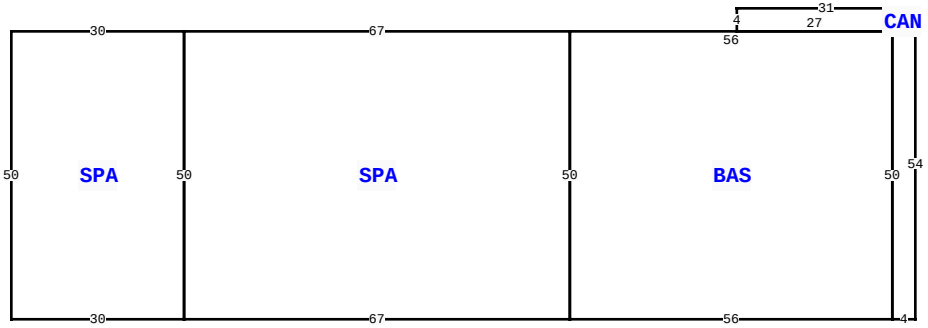
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	91,694
CAN	324	30		97	3,176
SPA	1,500	85		1,275	41,754
SPA	3,350	85		2,848	93,266
TOTALS	7,974			7,020	229,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	7,020	121.2960	54.58	383,152	1965	1997	0	0	0	40.00	60.00

1 PREF M B R 0% - 0 Heated Area: 6923 HX Base Yr



2018 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		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	0260	PAVEMENT-A	0	0	0	0	37,500.00	UT	0.90	0.90	100	0	0	3	100	33,750	
2	0166	CONC,PAVMT	0	0	0	0	292.00	UT	1.50	1.50	100	1998	1998	3	100	438	
3	0296	SHED METAL	0	0	6	8	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
4	0140	CLFENCE 6	0	0	0	0	450.00	UT	8.00	8.00	100	2026	2025		100	3,600	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0253	LIGHTING	0	0	0	0	6.00	UT	100.00	100.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	229,891
TOTAL MARKET OB/XF VALUE	39,988
TOTAL LAND VALUE - MARKET	217,178
TOTAL MARKET VALUE	487,057
SOH/AGL Deduction	0
ASSESSED VALUE	487,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,057
TOTAL JUST VALUE	487,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,057

SALE:3:1: HONDA MOTORS

PRMT:1:1: ADDITIONAL SERVICE BAYS ON REAR OF BLDG

LAND:1:1: OWNS ADJACENT PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1120	COMMERCIAL	0	11/04/2016
13-0257	MAINT/ALTR	50	06/13/2013
1587	REMODEL	135	03/02/2010
1333	ADDN COMM	257	08/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0541	9/27/2016	WD	Q	I	01	437,000
GRANTOR: ARTHUR WALTON COWARD						
GRANTEE: SUMMERALL HOLDINGS						
1301/1959	9/24/2015	QC	U	I	11	100
GRANTOR: ARTHUR W COWARD						
GRANTEE: ARTHUR WALTON COWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 SPA= W67 SPA= W30 S50 E30 N50$ S50 E67 N50$ S50 E56
CAN= E4 N54 W31 S4 E27 S50$ N50$.

LAND DESCRIPTION

TOTAL OB/XF 39,988

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	1117	C	STORE/OFFICE	0		CI	350.00	321.00	112,820.00	SF		1.00	1.00	0.70	2.75	1.93	217,178							

REVIEW DATE 03/11/2026 BY TP Total Acres: 2.59 Total Land Value: 217,178 Market: 0 Agricultural: 0 Common: 217,178 PRINTED 11/16/2026 BY SYS