

COMM SW COR OF NW1/4 OF NW1/4, R  
TO E R/W US-41, N ALONG R/W 615  
N 178.02 FT, E 180.59 FT, S 173.

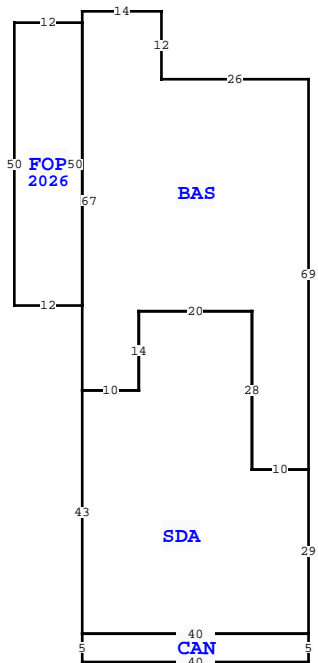
HOLLY ELECTRIC INC  
P O BOX 2266  
LAKE CITY, FL 32056

**2026**

08-4S-17-08184-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing	4	100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		5 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4800	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,228	100	
CAN	200	30	
FOP	600	25	2026
SDA	1,860	185	
TOTALS	4,888		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0% - 0										Heated Area: 4088	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		145,264	
TOTAL MARKET OB/XF VALUE		21,395	
TOTAL LAND VALUE - MARKET		95,172	
TOTAL MARKET VALUE		261,831	
SOH/AGL Deduction		0	
ASSESSED VALUE		261,831	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,831	
TOTAL JUST VALUE		261,831	
NCON VALUE		4,206	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2174	COMMERCIAL	1,264	08/27/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0534	12/31/2018	WD	Q	I	01	285,000
GRANTOR: GARY N WEST TRUSTEE						
GRANTEE: HOLLY ELECTRIC INC						
0915/0283	11/13/2000	WD	Q	V		89,000
GRANTOR: WILLIAM STRICHER TRUS						
GRANTEE: JAMES N WEST TRUSTE						

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	0140	CLFENCE 6	0	0	0	0	48.00	UT	3.50	3.50	100	2001	2001	3	100	168	
2	0166	CONC, PAVMT	0	0	0	0	970.00	UT	1.50	1.50	100	2001	2001	3	100	1,455	
3	0260	PAVEMENT-A	0	0	0	0	21,413.00	UT	0.90	0.90	100	2001	2001	3	100	19,272	
4	0060	CARPORT F	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

TOTAL OB/XF														21,395			
1981 SW MAIN BLVD, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/12/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[ORIG=0,0] W26 N12 W14 S67 E10 N14 E20 S28 E10 N69 \$  
SDA=[ORIG=-40,55] S43 E40 N29 W10 N28 W20 S14 W10 \$  
CAN=[ORIG=-40,98] S5 E40 N5 W40 \$  
POP=[YR=2026;ORIG=-52,-10] E12 S50 W12 N50 \$

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	4800	C	WAREHOUSE	0		CI	178.00	195.00	34,608.00	SF		1.00	1.00	1.00	2.75	2.75	95,172										