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

2027

08-4S-17-08184-004

BUILDING CHARACTERISTICS

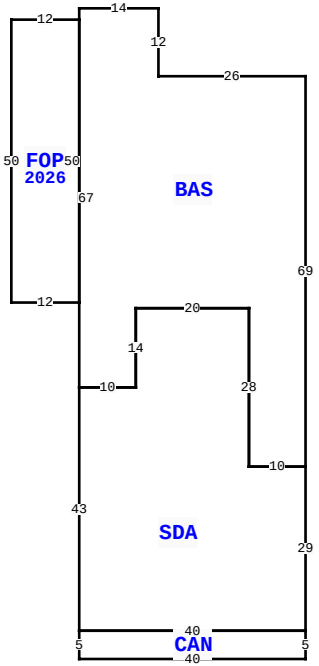
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	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	WAREHOSE/DISTRB
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	2,228	100		2,228	55,052
CAN	200	30		60	1,483
FOP	600	25	2026	150	3,707
SDA	1,860	185		3,441	85,023
TOTALS	4,888			5,879	145,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,879	94.2480	35.81	210,527	2001	2001	0	0	0	31.00	69.00

1 PREF M B A 0% - 0 Heated Area: 4088 HX Base Yr



1981 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,831

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						

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 $
FOP=[YR=2026;ORIG=-52,-10] E12 S50 W12 N50 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,395

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	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							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.79 Total Land Value: 95,172 Market: 0 Agricultural: 0 Common: 95,172 PRINTED 11/16/2026 BY SYS