

COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41 NE ALONG R/W 893.
CONT NE 200 FT, E 126.5 FT, S 19

KOCH PROPERTIES CORP
66 SEA GLASS WAY
PONTE VEDRA BEACH, FL 32082

2026

08-4S-17-08184-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 90	
Exterior Wall	25	MOD METAL 10	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		4 100	
Frame	03	MASONRY 100	
Story Height		14 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2664	CAR WASH	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,300	100	
TOTALS	2,300		2,300 50,340

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	CAR WASH	0%	- 0									Heated Area: 2300	
HX Base Yr													
BLD DATE		LGL DATE								05/12/2026	MLU		
XF DATE		LAND DATE											
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			50,340
TOTAL MARKET OB/XF VALUE			14,861
TOTAL LAND VALUE - MARKET			78,573
TOTAL MARKET VALUE			143,774
SOH/AGL Deduction			0
ASSESSED VALUE			143,774
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,774
TOTAL JUST VALUE			143,774
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1951	COMMERCIAL	321	11/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/2798	4/17/2026	WD Q	Q	I	01	325,000
GRANTOR: A & B MANAGEMENT LLC						
GRANTEE: KOCH PROPERTIES COR						
1338/0979	6/06/2017	WD Q	Q	I	01	160,000
GRANTOR: KENNETH T & LORI S TI						
GRANTEE: A & B MANAGEMENT LL						

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	0166	CONC,PAVMT	0	0	0	0		1.50	1.50	100	2001	2001	3	100	14,861	

BUILDING NOTES													
1927 SW MAIN BLVD, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W20 S15 W60 S25 E80 N40\$.													

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	2664	C	CAR WASH	0		CI	200.00	120.00	28,572.00	SF		1.00	1.00	1.00	2.75	2.75	78,573							