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

2027

08-4S-17-08184-006

BUILDING CHARACTERISTICS

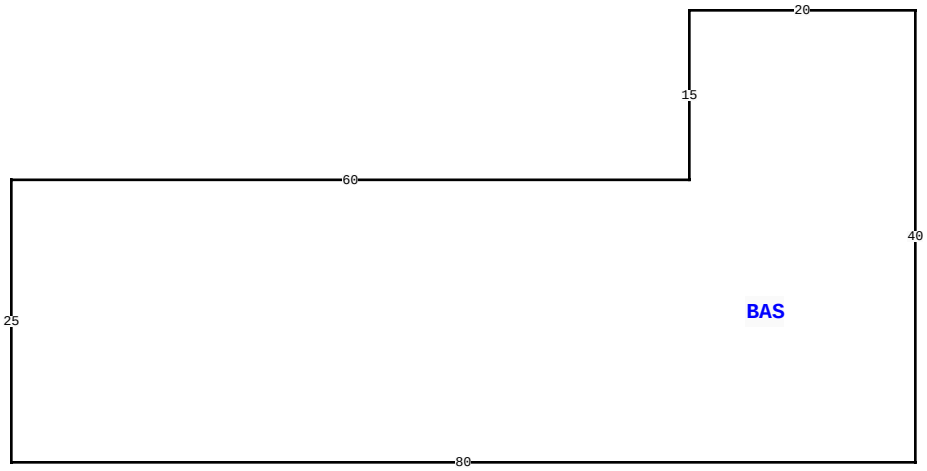
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	25	MOD METAL 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100		2,300	50,340
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
6465	04	2,300	51.1560	31.72	72,956	2001	2001	0	0	0	31.00	69.00

1 CAR WASH 0% - 0 Heated Area: 2300 HX Base Yr



1927 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	0166	CONC,PAVMT	0	0	0	0	9,907.00	UT	1.50	1.50	100	2001	2001	3	100	14,861	

COLUMBIA COUNTY PROPERTY

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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	143,774

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	I	01	325,000
GRANTOR: A & B MANAGEMENT LLC						
GRANTEE: KOCH PROPERTIES COR						
1338/0979	6/06/2017	WD	Q	I	01	160,000
GRANTOR: KENNETH T & LORI S TI						
GRANTEE: A & B MANAGEMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S15 W60 S25 E80 N40$.

LAND DESCRIPTION

TOTAL OB/XF 14,861

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	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							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.66 Total Land Value: 78,573 Market: 0 Agricultural: 0 Common: 78,573 PRINTED 11/16/2026 BY SYS