COMM SW COR SEC, RUN N 199.32 FT
CONT N 390.73 FT TO W R/W OF US
R/W 440.17 FT, W 223.77 FT TO PO

AMERICAN TOWING AND WRECKER SERVICE, INC
152 SW CLIFTON JAMES GLN
LAKE CITY, FL 32024

2026

08-4S-17-08203-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

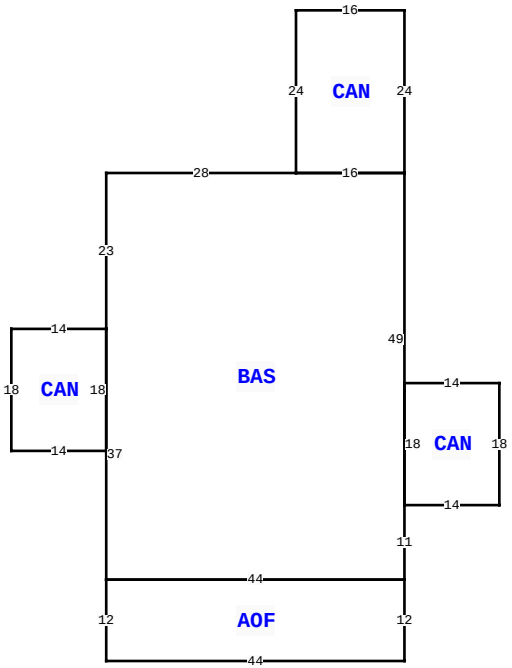
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	528	150		792	18,121
BAS	2,640	100		2,640	60,403
CAN	252	30		76	1,739
CAN	252	30		76	1,739
CAN	384	30		115	2,631
TOTALS	4,056			3,699	84,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	3,699	91.5200	45.76	169,266	1974	1974	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 2024 Heated Area: 3168 HX Base Yr



2832 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,633
TOTAL MARKET OB/XF VALUE	5,330
TOTAL LAND VALUE - MARKET	89,870
TOTAL MARKET VALUE	179,833
SOH/AGL Deduction	0
ASSESSED VALUE	179,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,833
TOTAL JUST VALUE	179,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043462	Remodel	1,000	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2193	1/09/2023	WD	Q	I	05	500,000
GRANTOR: AUTO EMPORIUM OF LAKE						
GRANTEE: AMERICAN TOWING AND						
1302/0608	10/01/2015	WD	U	I	11	100
GRANTOR: GERALYN E WARD						
GRANTEE: AUTO EMPORIUM OF LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S23 CAN= W14 S18 E14 N18$ S37 AOF= S12 E44 N12W44$ E44 N11 CAN= E14 N18 W14S18$ N49 CAN= N24 W16 S24 E16$ W16$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,240	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,090	

LAND DESCRIPTION

TOTAL OB/XF 5,330

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	2700	C	AUTO SALES	0		CI	440.00	230.00	44,935.00	SF		1.00	1.00	1.00	2.00	2.00	89,870							

REVIEW DATE 04/06/2017 BY DF Total Acres: 1.03 Total Land Value: 89,870 Market: 0 Agricultural: 0 Common: 89,870 PRINTED 05/08/2026 BY SYS