COMM SW COR OF NE1/4 OF NE1/4, R
FOR POB, CONT N 228.09 FT, NE 59
FT TO W R/W US-41, S ALONG R/W 2

QUALITY EQUIPMENT & PARTS, INC
4894 NW US HWY 41
LAKE CITY, FL 32055

2027

11-3S-16-02061-000

BUILDING CHARACTERISTICS

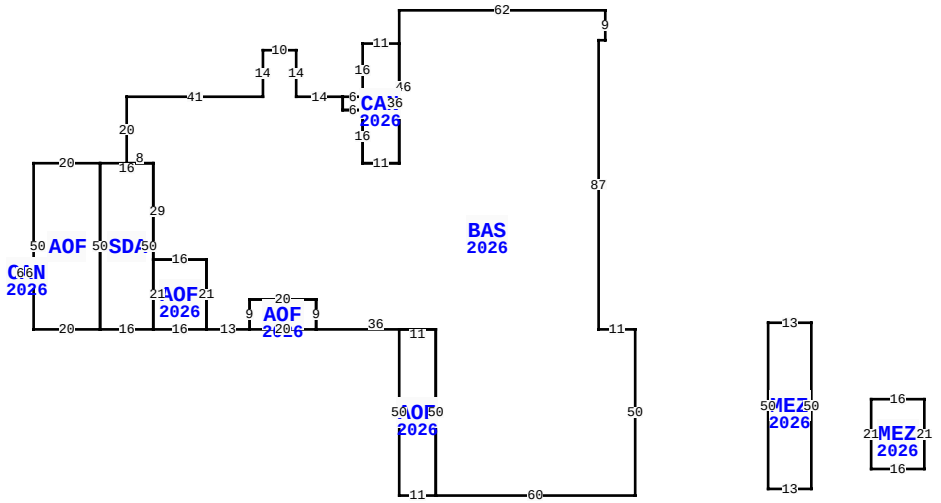
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
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	11316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	150		1,500	32,291
AOF	180	150	2026	270	5,812
AOF	336	150	2026	504	10,850
AOF	550	150	2026	825	17,760
BAS	13,498	100	2026	13,498	290,573
CAN	24	30	2026	7	151
CAN	420	30	2026	126	2,712
MEZ	336	20	2026	67	1,442
MEZ	650	20	2026	130	2,798
SDA	800	185		1,480	31,860
TOTALS	17,794			18,407	396,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	18,407	89.9080	34.17	628,967	1998	1998	0	0	0	37.00	63.00

1 PREF M B A 0% - 0 Heated Area: 16364 HX Base Yr



4894 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
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	4,780.00	UT	1.50	1.50	100	1998	1998	3	100	7,170	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.00	2.00	100	0	0	3	100	720	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	
6	0260	PAVEMENT-A	0	0	0	0	10,630.00	UT	2.00	2.00	100	2026	2025		100	21,260	
7	0166	CONC,PAVMT	0	0	0	0	369.00	UT	4.00	4.00	100	2026	2025		100	1,476	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	396,249
TOTAL MARKET OB/XF VALUE	43,626
TOTAL LAND VALUE - MARKET	102,600
TOTAL MARKET VALUE	542,475
SOH/AGL Deduction	203,216
ASSESSED VALUE	339,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,259
TOTAL JUST VALUE	542,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19968	ADDN COMM	150	09/16/2002
13942	COMMERCIAL	400	04/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/932	6/23/2022	QC	U	I	11	100
GRANTOR: QUALITY EQUIPMENT & P						
GRANTEE: QUALITY EQUIPMENT &						
0994/1357	9/11/2003	WD	Q	I	03	80,000
GRANTOR: JOSABAD INC						
GRANTEE: QUALITY AFTERMARKET						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[ORIG=-134,-16] W20 N50 E20 S50 $
SDA=[ORIG=-118,-16] W16 N50 E16 S50 $
AOF=[YR=2026;ORIG=-118,-37] E16 S21 W16 N21 $
BAS=[YR=2026;ORIG=-126,-66] N20 E41 N14 E10 S14 E14 S4 E6 S16 E11 N46 E62 S9 W2 S87 E11 S50 W60 N50 W36 N9 W20 S9 W13 N21 W16 N29 W8 $
AOF=[YR=2026;ORIG=-89,-25] E20 S9 W20 N9 $
AOF=[YR=2026;ORIG=-33,34] W11 N50 E11 S50 $
MEZ=[YR=2026;ORIG=80,32] W13 N50 E13 S50 $
MEZ=[YR=2026;ORIG=98,5] E16 S21 W16 N21 $
CAN=[YR=2026;ORIG=-154,-30] W4 N6 E4 S6 $
CAN=[YR=2026;ORIG=-44,-66] W11 N16 W6 N4 E6 N16 E11 S36 $

LAND DESCRIPTION

TOTAL OB/XF 43,626

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		CHI	0.00	0.00	5.13	AC		1.00	1.00	1.00	20,000.00	20,000.00	102,600							

REVIEW DATE 03/31/2026 BY ME Total Acres: 5.13 Total Land Value: 102,600 Market: 0 Agricultural: 0 Common: 102,600 PRINTED 11/17/2026 BY SYS