

COMM SE COR, RUN N 532.03 FT,  
NW 859.43 FT FOR POB, CONT NW  
150.17 FT, N 58 DG E 11 FT,

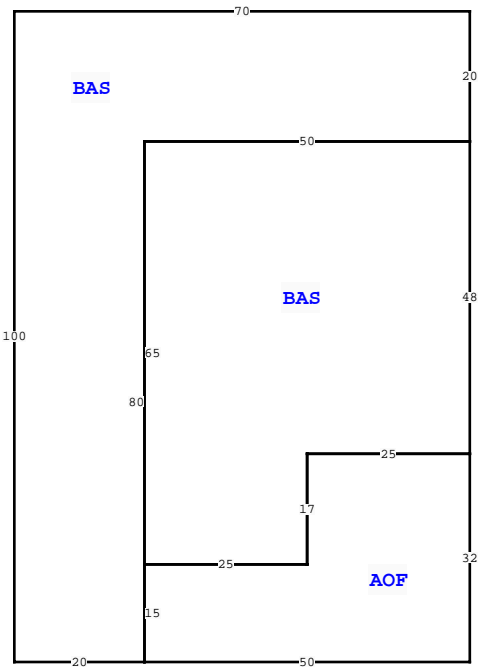
GRECIAN & COMPANY INC  
P O BOX 2947  
LAKE CITY, FL 32056

**2026**

13-3S-16-02110-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing	4	100	
Frame	03	MASONRY	100
Story Height		16	100
RMS		6	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	04	04	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,175	150	
BAS	2,825	100	
BAS	3,000	100	
TOTALS	7,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	WAREH	STOR	0%	- 0							
			Heated Area: 7000			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,192
TOTAL MARKET OB/XF VALUE			13,250
TOTAL LAND VALUE - MARKET			18,600
TOTAL MARKET VALUE			151,042
SOH/AGL Deduction			0
ASSESSED VALUE			151,042
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			151,042
TOTAL JUST VALUE			151,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11733	STORAGE	250	10/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1123/0646	4/27/2007	WD	Q	I	01	100
GRANTOR: ROBERT B ELLIS						
GRANTEE: GRECIAN & COMPANY I						
1102/0830	11/13/2006	WD	Q	I		150,000
GRANTOR: ROBERT B ELLIS						
GRANTEE: MICHAEL KLANDERUD &						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0140	CLFENCE 6	3.50
2	0166	CONC, PAVMT	0.00
3	0031	BARN, MT AE	0.00

TOTAL OB/XF												13,250			
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	0140	CLFENCE 6	0	0	500.00	UT	3.50	3.50	100	0	0	3	100	1,750	
2	0166	CONC, PAVMT	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,500	
3	0031	BARN, MT AE	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N20 W70 S100 E20 N80 E50\$ BAS= W50 S65 AOF= S15 E50 N32 W25 S17 W25\$ E25 N17 E25 N48\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4100	C	LIGHT MFG	0		I	0.00	0.00	0.62	AC		1.00	1.00	1.50	20,000.00	30,000.00	18,600							