

COMM SE COR OF SEC, RUN W
1312.73 FT FOR POB, CONT W
407.56 FT, N 1032.93 FT, NE

COLUMBIA AUTO SALVAGE INC
1694 SE COUNTY RD 252
LAKE CITY, FL 32025

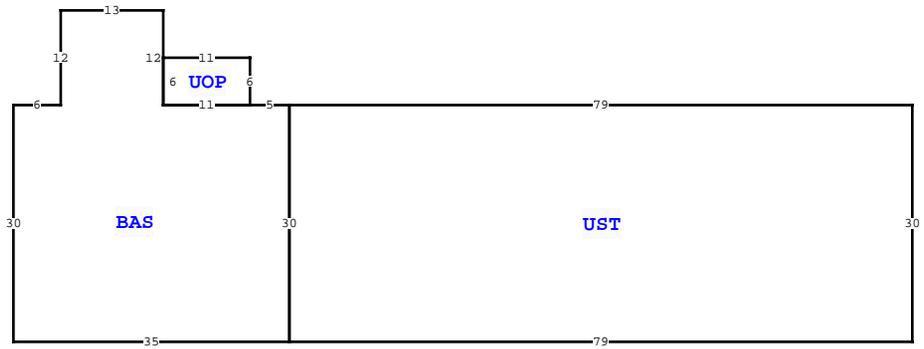
2026

16-4S-17-08376-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	VINYL ASB 100
Ceiling	06	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	3	100
Stories	0	0 100
Units	0	0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6700	04	2,167	64.2600	32.13	69,626	1965	1965	0	0	0	50.00	50.00	
1 SERV SHOP 0% - 0 Heated Area: 1206 HX Base Yr													



Quality	03	03			
DOR CODE	2700 VEH SALE/REPAIR				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	16417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	19,375
UOP	66	20		13	209
UST	2,370	40		948	15,230
TOTALS	3,642			2,167	34,813

1694 SE COUNTY ROAD 252, LAKE CITY BLD DATE LGL DATE 04/09/2025 MLU

EXTRA FEATURES														TOTAL OB/XF		24,956	
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	0040	BARN, POLE	0	0	0	0	4,789.00	UT	3.00	3.00	50	0	0	3	50	7,184	
2	0010	BARN, BLK	0	0	20	61	1,220.00	UT	2.25	2.25	100	0	0	3	100	2,745	
3	0040	BARN, POLE	0	0	20	49	980.00	UT	3.00	3.00	100	0	0	3	100	2,940	
4	0140	CLFENCE 6	0	0	0	0	458.00	UT	3.50	3.50	100	1993	1993	3	100	1,603	
5	0010	BARN, BLK	0	0	16	19	304.00	UT	2.25	2.25	100	0	0	3	100	684	
6	0060	CARPORT F	0	0	28	35	980.00	UT	4.50	4.50	100	2008	2008	3	100	4,410	
7	0296	SHED METAL	0	0	14	35	490.00	UT	11.00	11.00	100	2008	2008	3	100	5,390	

LAND DESCRIPTION														TOTAL OB/XF										24,956									
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	2727	C	JUNK YARD	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	0.70	9,000.00	6,300.00	69,300																

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE				34,813	
TOTAL MARKET OB/XF VALUE				24,956	
TOTAL LAND VALUE - MARKET				69,300	
TOTAL MARKET VALUE				129,069	
SOH/AGL Deduction				12,693	
ASSESSED VALUE				116,376	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				116,376	
TOTAL JUST VALUE				129,069	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				128,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0645/0595	2/29/1988	WD	U	I		125,000
GRANTOR: MOREAU PAUL						
GRANTEE: COLUMBIA AUTO SALV						
0540/0006	6/01/1984	WD	Q	I	01	150,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W5 UOP= N6 W11 S6 E11\$ W11 N12 W13 S12 W6 S30 E35 UST= E79 N30 W79 S30\$ N30\$.