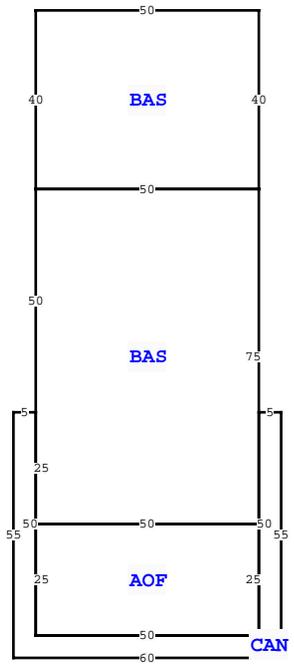


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		5 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4817 WHSE STORAGE/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,250	150	
BAS	2,000	100	
BAS	3,750	100	
CAN	800	30	
TOTALS	7,800		

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



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		183,432	
TOTAL MARKET OB/XF VALUE		9,645	
TOTAL LAND VALUE - MARKET		70,132	
TOTAL MARKET VALUE		263,209	
SOH/AGL Deduction		0	
ASSESSED VALUE		263,209	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		263,209	
TOTAL JUST VALUE		263,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,575	
SALE:1:1: 1.61 AC ON US-441 SOUTH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13553	COMMERCIAL	525	01/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0019	11/08/2017	WD	U	I	30	400,000
GRANTOR: KELLIS JOINT VENTURE						
GRANTEE: MULLINS & KELLIS LL						
0931/1124	5/25/2001	WD	Q	V	03	100
GRANTOR: ROM KEEKIS						
GRANTEE: KELLIS JOINT VENTUR						

EXTRA FEATURES																		
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	0166	CONC, PAVMT	0	0	0	3,600.00	UT	1.50	1.50	100	1998	1998	3	100	5,400			
2	0140	CLFENCE	6	0	0	870.00	UT	3.50	3.50	100	1998	1998	3	100	3,045			
3	0060	CARPORT F	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200			
TOTALS													7,800					

BUILDING NOTES			
4134 S US HIGHWAY 441 , LAKE CITY			

BUILDING DIMENSIONS			
BAS= N40 W50 S40 E50\$ BAS= W50 S50 CAN= W5 S55 E60 N55 W5 S50 W50 N50\$ S25 AOF= S25 E50 N25 W50\$ E50 N75\$.			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	4817	C	STORG/ OFF	0		A-1	0.00	0.00	70,132.00	SF		1.00	1.00	1.00	1.00	1.00	70,132								