ALL BLOCK D OAKWOOD S/D EX .94 A
IN PART OF WD 1374-2062.

VERNDALE RENTALS INC
3367 S US HIGHWAY 441, SUITE 101
LAKE CITY, FL 32025

2026

17-4S-17-08435-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
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
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		8 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY

MAP NUM | MKT AREA 06

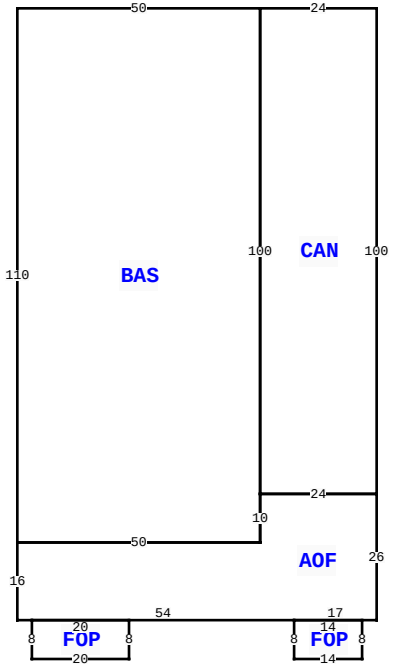
NEIGHBORHOOD/LOC 17417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,424	110		1,566	24,220
BAS	5,500	100		5,500	85,063
CAN	2,400	30		720	11,135
FOP	112	30		34	526
FOP	160	30		48	743
TOTALS	9,596			7,868	121,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	04	7,868	73.9892	28.12	221,248	1993	1993	0	0	5	40.00	55.00

2 PREF M B A 0% - 0 Heated Area: 6924 HX Base Yr



3325 S US HIGHWAY 441 , LAKE CITY

BLD DATE	06/14/2006 CP	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	530,663
TOTAL MARKET OB/XF VALUE	39,747
TOTAL LAND VALUE - MARKET	35,840
TOTAL MARKET VALUE	606,250
SOH/AGL Deduction	0
ASSESSED VALUE	606,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,250
TOTAL JUST VALUE	606,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,604

PRMT:1:1: BUSINESS OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23806	COMMERCIAL	1,120	11/03/2005
7175	COMMERCIAL	60,000	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0620/0619	4/20/1987	WD	U	I		105,000

GRANTOR: DICKS RAYMOND R &

GRANTEE: VERNDALE RENTALS IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S110 AOF= S16 E3 FOP= S8 E20 N8 W20$ E54 FOP= S8 E14 N8 W14$ E17 N26 W24 S10 W50$ E50 N10 CAN= E24 N100 W24 S100$ N100$.

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	15,082.00	UT	0.90	0.90	100	0	0	3	100	13,574	
2	0140	CLFENCE 6	0	0	0	0	640.00	UT	8.00	8.00	50	1993	1993	3	50	2,560	
3	0260	PAVEMENT-A	0	0	0	0	13,135.00	UT	1.50	1.50	100	2006	2006	3	100	19,703	
4	0166	CONC,PAVMT	0	0	0	0	364.00	UT	2.50	2.50	100	2006	2006	3	100	910	
5	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 39,747

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	1100	C	STORE 1FLR	0		00	0.00	0.00	2.56	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,840							

REVIEW DATE 12/03/2021 BY ME Total Acres: 2.56 Total Land Value: 35,840 Market: 0 Agricultural: 0 Common: 35,840 PRINTED 06/23/2026 BY SYS

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BUILDING CHARACTERISTICS

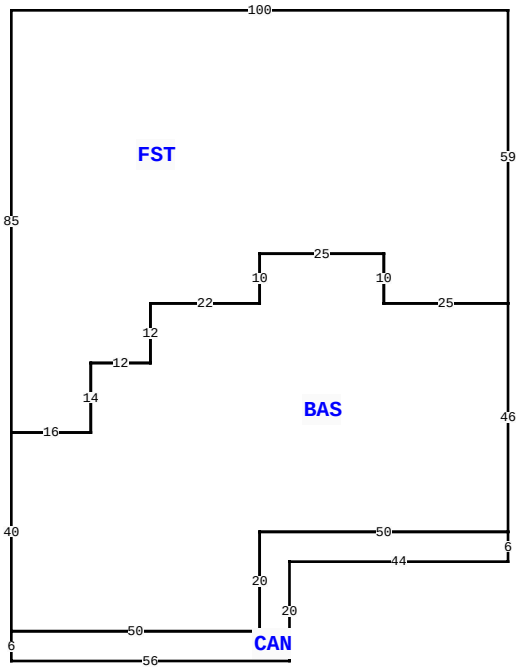
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		15 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		17417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,290	100		5,290	251,248
CAN	720	30		216	10,259
FST	6,210	50		3,105	147,472
TOTALS	12,220			8,611	408,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	8,611	133.5926	60.12	517,693	2006	2006	0	0	0	21.00	79.00

3 PREF M B R 0% - 0 Heated Area: 5290 HX Base Yr



3325 S US HIGHWAY 441 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

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ASSESSED VALUE	606,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,250
TOTAL JUST VALUE	606,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0620/0619	4/20/1987	WD	U	I		105,000

GRANTOR: DICKS RAYMOND R &

GRANTEE: VERNDALE RENTALS IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 N10 W25 S10 W22 S12 W12 S14 W16 FST= N85 E100 S59 W25 N10 W25 S10 W22 S12 W12 S14 W16$ S40 CAN= S6 E56 N20 E44 N6 W50 S20 W50$ E50 N20 E50 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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