N 140 FT OF LOT 19 CENTURY ESTAT
DESC AS FOLLOWS: BEG AT NE COR
R/W OF SR-47 RUN S 140 FT, W 198

BRYAN ZECHER CONSTRUCTION, INC
2370 SW STATE ROAD 47
LAKE CITY, FL 32025

2027

18-4S-17-08467-021

BUILDING CHARACTERISTICS

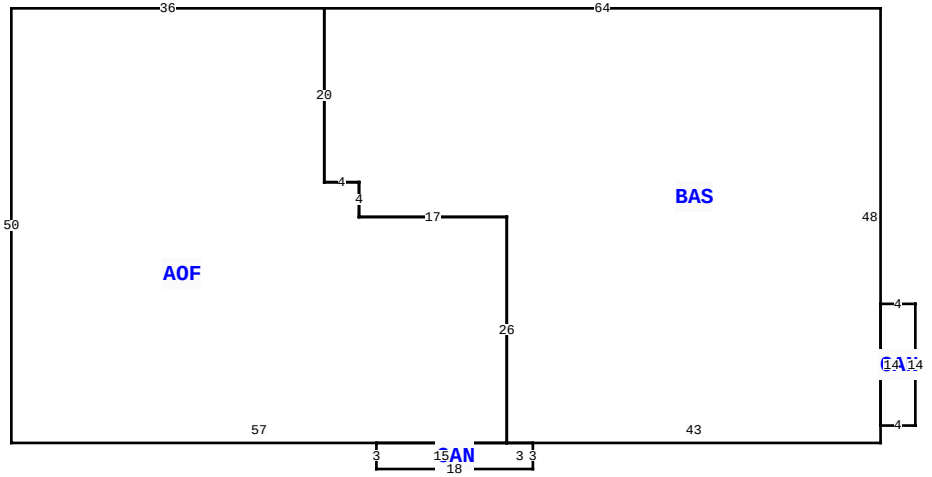
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		18417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,362	150		3,543	193,867
BAS	2,638	100		2,638	144,347
CAN	54	30		16	875
CAN	56	30		17	930
TOTALS	5,110			6,214	340,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,214	158.2428	60.13	373,648	2014	2014	0	0	0	9.00	91.00

1 PREF M B A 0% - 2023 Heated Area: 5000 HX Base Yr



2370 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	1,000.00	UT	2.00	2.00	100	2014	2014	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	5,514.00	UT	1.60	1.60	100	2014	2014	3	100	8,822	
3	0169	FENCE/WOOD	0	0	0	0	200.00	UT	10.50	10.50	100	2014	2014	3	100	2,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	340,020
TOTAL MARKET OB/XF VALUE	12,922
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	422,942
SOH/AGL Deduction	0
ASSESSED VALUE	422,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,942
TOTAL JUST VALUE	422,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31878	COMMERCIAL	1,750	04/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/939	1/19/2022	WD	Q	I	01	450,000
GRANTOR: MONSTA CLOTHING CO LL						
GRANTEE: BRYAN ZECHER CONSTR						
1257/0692	6/27/2013	WD	Q	V	01	45,000
GRANTOR: JUDY F BENZ						
GRANTEE: MONSTA CLOTHING CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W64 S20 E4 S4 E17 S26 E43 N2 N48 $
AOF=[ORIG=-64,0] W36 S50 E57 N26 W17 N4 W4 N20 $
CAN=[ORIG=0,48] E4 N14 W4 S14 $
CAN=[ORIG=-43,50] W15 S3 E18 N3 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,922

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		CG	0.00	0.00	1.00	LT		1.00	1.00	2.00	35,000.00	70,000.00	70,000							

REVIEW DATE 12/03/2021 BY ME Total Acres: 0.54 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS