

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

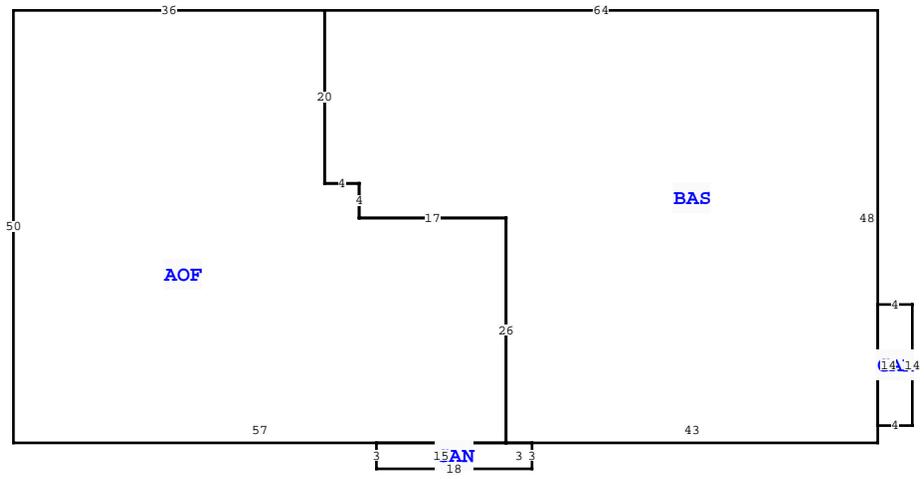
BRYAN ZECHER CONSTRUCTION, INC  
2370 SW STATE ROAD 47  
LAKE CITY, FL 32025

2026

18-4S-17-08467-021

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
AOF	2,362	150	
BAS	2,638	100	
CAN	54	30	
CAN	56	30	
TOTALS	5,110		
			6,214
			357,945

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	63.30	393,346	2014	2014	0	0	9.00	91.00		
1 PREF M B A 0% - 2023 Heated Area: 5000 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			357,945
TOTAL MARKET OB/XF VALUE			12,922
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			440,867
SOH/AGL Deduction			0
ASSESSED VALUE			440,867
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			440,867
TOTAL JUST VALUE			440,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,678

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	Q	I	01	450,000
GRANTOR: MONSTA CLOTHING CO LL						
GRANTEE: BRYAN ZECHER CONSTR						
1257/0692	6/27/2013	WD Q	Q	V	01	45,000
GRANTOR: JUDY F BENZ						
GRANTEE: MONSTA CLOTHING CO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

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	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	

BUILDING NOTES	
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								
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	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							