

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		17 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		5 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	03	03	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	870	150	
BAS	9,027	100	
CAN	70	30	
CAN	135	30	
CAN	275	30	
UST	1,089	50	
TOTALS	11,466		

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%	- 2025								
Heated Area: 9897						HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		451,171	
TOTAL MARKET OB/XF VALUE		17,485	
TOTAL LAND VALUE - MARKET		36,800	
TOTAL MARKET VALUE		505,456	
SOH/AGL Deduction		0	
ASSESSED VALUE		505,456	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		505,456	
TOTAL JUST VALUE		505,456	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050113	Electrical Servic	16,300	06/13/2024
6878	STORAGE	24,000	02/23/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/794	8/30/2024	WD	U	I	11	100
GRANTOR: METAL MASTERS OF FLOR						
GRANTEE: METAL MASTERS OF FL						
1390/0921	7/31/2019	WD	U	I	30	375,000
GRANTOR: GARLAND & FLETCHER KI						
GRANTEE: METAL MASTERS OF FL						

EXTRA FEATURES		1924 NW US HIGHWAY 41 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	0.00
3	0260	PAVEMENT-A	1.10
4	0166	CONC, PAVMT	5.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S50 E19 S35 CAN= S11 E25 N11 W25\$ E25 S40 E80 N35 CAN= E14 N5 W14 S5\$ N5 AOF= E14 N29 W30 S29 E16\$W16 N29 UST= N12 W21 N19 W27 S31 E48\$ W48 N31 CAN= E27 N5 W27 S5\$ N25\$.	

LAND DESCRIPTION		TOTAL OB/XF 17,485																						
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	4100	C	LIGHT MFG	0		I	400.00	200.00	1.84	AC		1.00	1.00	1.00	20,000.00	20,000.00	36,800							

