COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41, NW ALONG R/W 2300 F
CONT NW ALONG R/W 400 FT, SW 200

METAL MASTERS OF FLORIDA REAL ESTATE LLC
PO BOX 1555
LAKE CITY, FL 32056

**2027**

**19-3S-17-05092-000**

## BUILDING CHARACTERISTICS

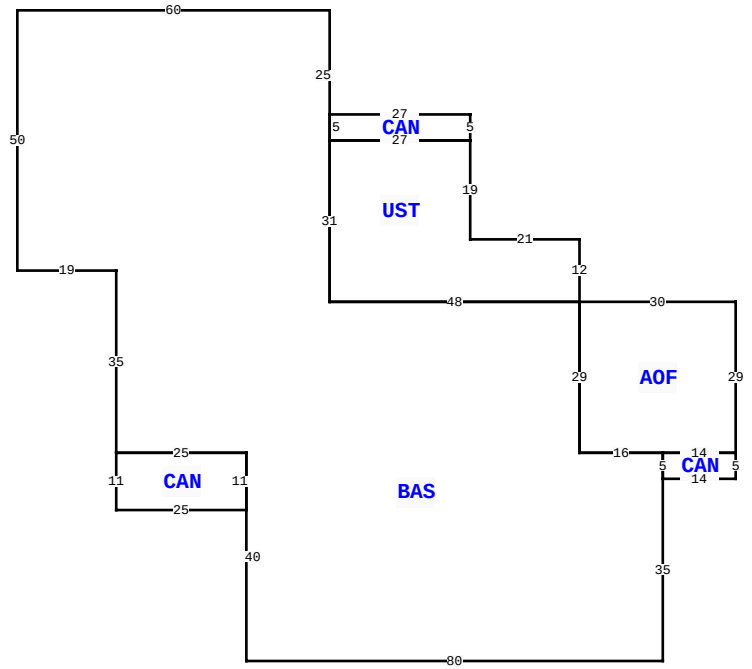
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 870 | 150 | | 1,305 | 24,853 |
| BAS | 9,027 | 100 | | 9,027 | 171,910 |
| CAN | 70 | 30 | | 21 | 400 |
| CAN | 135 | 30 | | 40 | 762 |
| CAN | 275 | 30 | | 82 | 1,562 |
| UST | 1,089 | 50 | | 544 | 10,360 |
| TOTALS | 11,466 | | | 11,019 | 209,846 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 11,019 | 83.5254 | 31.74 | 349,743 | 1978 | 1978 | 0 | 0 | 0 | 40.00 | 60.00 |

1 PREF M B A 0% - 2025 Heated Area: 9897 HX Base Yr




1924 NW US HIGHWAY 41 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 | 428,609 |
| TOTAL MARKET OB/XF VALUE | 17,485 |
| TOTAL LAND VALUE - MARKET | 36,800 |
| TOTAL MARKET VALUE | 482,894 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 482,894 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 482,894 |
| TOTAL JUST VALUE | 482,894 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 482,894 |

| 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 | | | | | | |

## 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$.

## 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 4,500 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 500 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 9,350.00 | UT | 1.10 | 1.10 | 100 | 2003 | 2003 | 3 | 100 | 10,285 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 44 | 10 | 440.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 2,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,485

| 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 | 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 | | | | | | | |

REVIEW DATE 04/15/2026 BY robin Total Acres: 1.84 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41, NW ALONG R/W 2300 F
CONT NW ALONG R/W 400 FT, SW 200

METAL MASTERS OF FLORIDA REAL ESTATE LLC
PO BOX 1555
LAKE CITY, FL 32056

**2027**

**19-3S-17-05092-000**

## BUILDING CHARACTERISTICS

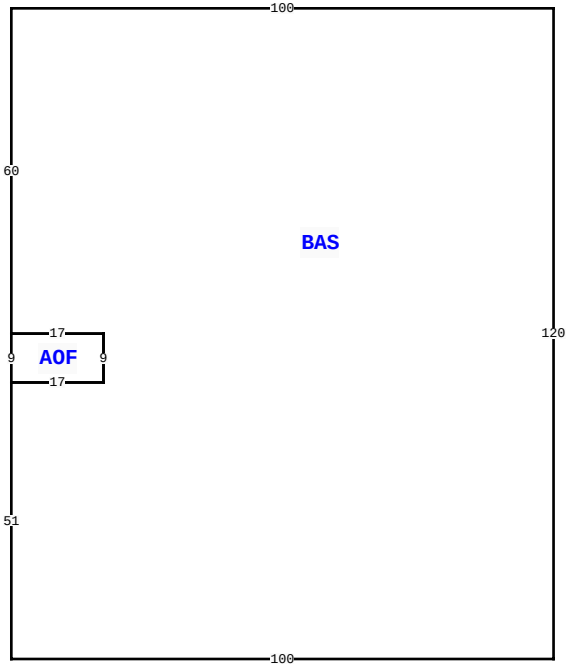
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 4 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 2 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 153 | 150 | | 230 | 4,166 |
| BAS | 11,847 | 100 | | 11,847 | 214,597 |
| TOTALS | 12,000 | | | 12,077 | 218,763 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 12,077 | 79.4430 | 30.19 | 364,605 | 1987 | 1987 | 0 | 0 | 0 | 40.00 | 60.00 |

2 PREF M B A 0% - 2025 Heated Area: 12000 HX Base Yr




1924 NW US HIGHWAY 41 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | 36,800 |
| TOTAL MARKET VALUE | 482,894 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 482,894 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 482,894 |
| TOTAL JUST VALUE | 482,894 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 482,894 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

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| 1523/794 | 8/30/2024 | WD | U | I | 11 | 100 |
| GRANTOR: METAL MASTERS OF FLOR | | | | | | |
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| 1390/0921 | 7/31/2019 | WD | U | I | 30 | 375,000 |
| GRANTOR: GARLAND & FLETCHER KI | | | | | | |
| GRANTEE: METAL MASTERS OF FL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W100 S60 AOF= S9 E17 N9 W17$ E17 S9 W17 S51 E100 N120$.

## 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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REVIEW DATE 04/15/2026 BY robin Total Acres: 1.84 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 11/16/2026 BY SYS