COMM SE COR OF SW1/4 OF SE1/4,
RUN W 419.3 FT TO W R/W SR-25,
NW ALONG R/W 2700 FT FOR POB,

PETERS STEVEN D
165 WORTHINGTON PKWY
ST JOHNS, FL 32259

2026

19-3S-17-05094-000

BUILDING CHARACTERISTICS

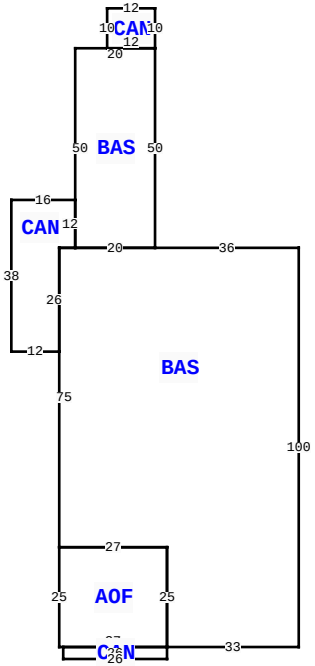
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	675	150		1,012	21,835
BAS	1,000	100		1,000	21,576
BAS	5,325	100		5,325	114,892
CAN	78	30		23	496
CAN	120	30		36	777
CAN	504	30		151	3,258
TOTALS	7,702			7,547	162,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,547	94.6400	35.96	271,390	1987	1987	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 7000 HX Base Yr



2016 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,834
TOTAL MARKET OB/XF VALUE	6,310
TOTAL LAND VALUE - MARKET	63,200
TOTAL MARKET VALUE	232,344
SOH/AGL Deduction	0
ASSESSED VALUE	232,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,344
TOTAL JUST VALUE	232,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,444

LAND:2:1: BACK PART

LAND:1:1: PARTLY LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/0345	7/12/1995	WD	Q	I	01	120,000
GRANTOR: GEORGE D JONES						
GRANTEE: STEVEN D PETERS						
0623/0393	5/01/1987	WD	Q	V	01	26,600
GRANTOR: MHI GROUP INC						
GRANTEE: JONES GEORGE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= N50 CAN= N10 W12 S10 E12$ W20 S50 E20$ W20 CAN= N12 W16 S38 E12 N26 E4 $ W4 S75 AOF= S25 E27 N25W27$ E27 S25 CAN= W26 S3 E26 N3$ E33 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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0040	BARN,POLE	0	0	38	38	1,444.00	UT	2.50	2.50	100	2003	2003	3	100	3,610	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 6,310

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	200.00	300.00	2.75	AC		1.00	1.00	0.80	20,000.00	16,000.00	44,000							
2	4000	C	VAC INDUSTRI	0		I	200.00	318.00	1.92	AC		1.00	1.00	0.50	20,000.00	10,000.00	19,200							

REVIEW DATE 03/17/2026 BY JB Total Acres: 4.67 Total Land Value: 63,200 Market: 0 Agricultural: 0 Common: 63,200 PRINTED 06/23/2026 BY SYS