COMM NW COR OF NW1/4 OF SE1/4,
RUN S ALONG W LINE NW1/4 OF
SE1/4 558.2 FT TO E R/W LINE

NATURE'S SOURCE PRODUCTS INC
854 NW GUERDON ST
LAKE CITY, FL 32055

2027

19-3S-17-05117-000

BUILDING CHARACTERISTICS

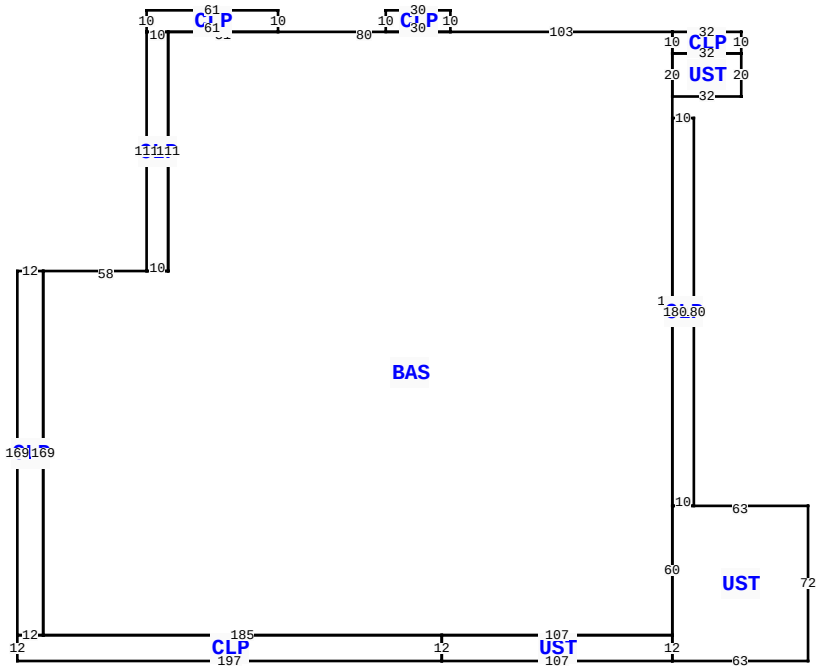
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
DOR CODE	2900	WHOLESALE OUTLET
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
BAS	75,322	100		75,322	315,900
CLP	300	60		180	755
CLP	320	60		192	805
CLP	610	60		366	1,535
CLP	1,110	60		666	2,793
CLP	1,800	60		1,080	4,530
CLP	2,028	60		1,217	5,104
CLP	2,364	60		1,418	5,947
UST	640	50		320	1,342
UST	1,284	50		642	2,693
TOTALS	90,314			83,671	350,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8000	06	83,671	48.7730	20.97	1,754,581	1956	1956	0	0	30	50.00	20.00

1 MANUF LGHT 0% - 0 Heated Area: 75322 HX Base Yr



** This building has 11 Sub-Areas

854 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	426,405
TOTAL MARKET OB/XF VALUE	72,577
TOTAL LAND VALUE - MARKET	189,080
TOTAL MARKET VALUE	688,062
SOH/AGL Deduction	0
ASSESSED VALUE	688,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	688,062
TOTAL JUST VALUE	688,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32733	COMMERCIAL	590	02/26/2015
14478	COMMERCIAL	125	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0853	8/27/2014	WD	Q	I	01	500,000
GRANTOR: BW SLC REAL ESTATE HO						
GRANTEE: NATURE'S SOURCE PRO						
1257/1438	6/27/2013	WD	U	I	38	600,000
GRANTOR: SUWANNEE LUMBER CO						
GRANTEE: BW SLC REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W103 CLP= N10 W30 S10 E30$ W80 CLP= N10 W61 S10 E61$ W51 CLP= W10 S111 E10 N111$S111 W58 CLP= W12 S169 E12 N169$ S169CLP= W12 S12 E197 N12 W185$ E185 UST= S12 E107 N12 W107$ E107 UST= S12 E63 N72 W63 S60$ N60 CLP= E10 N180 W10 S180$ N190 UST= E32 N20 W32 S20$ N20 CLP= E32 N10W32 S10$ N10$.

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	0040	BARN,POLE	0	0	77	203	15,631.00	UT	0.30	0.30	100	0	0	3	100	4,689	
2	0260	PAVEMENT-A	0	0	0	0	28,800.00	UT	0.14	0.14	100	0	0	3	100	3,888	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	0	0	3	100	4,000	
4	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	20,000	
5	0040	BARN,POLE	0	0	133	133	1.00	UT	0.00	0.00	100	2015	2015	3	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 72,577

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	2900	C	WHOLESALER	0		I	0.00	0.00	23.61	AC		1.00	1.00	1.00	8,000.00	8,000.00	188,880							
2	9630	C	SWAMP	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							

REVIEW DATE 10/22/2015 BY ME Total Acres: 25.61 Total Land Value: 189,080 Market: 0 Agricultural: 0 Common: 189,080 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NW1/4 OF SE1/4,
RUN S ALONG W LINE NW1/4 OF
SE1/4 558.2 FT TO E R/W LINE

NATURE'S SOURCE PRODUCTS INC
854 NW GUERDON ST
LAKE CITY, FL 32055

2027

19-3S-17-05117-000

BUILDING CHARACTERISTICS

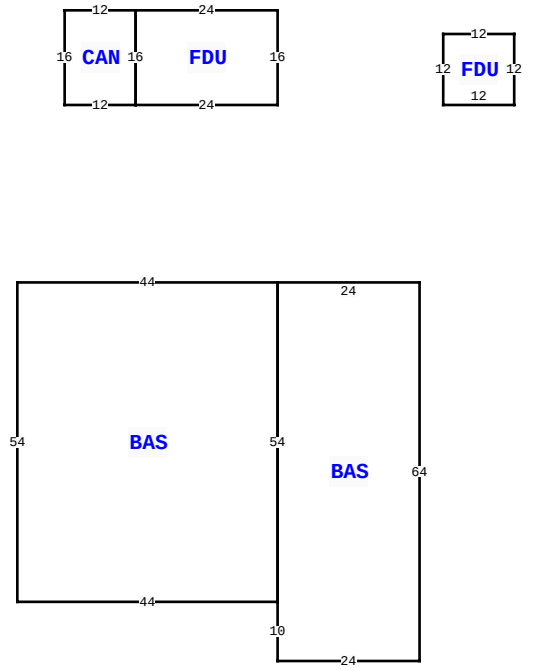
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	2900	WHOLESALE OUTLET
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
BAS	1,536	100		1,536	15,010
BAS	2,376	100		2,376	23,218
CAN	192	30		58	567
FDU	144	60		86	840
FDU	384	60		230	2,248
TOTALS	4,632			4,286	41,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	4,286	66.0302	48.86	209,414	1956	1956	0	0	30	50.00	20.00

2 OFFICE LOW 0% - 0 Heated Area: 3912 HX Base Yr



854 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	426,405
TOTAL MARKET OB/XF VALUE	72,577
TOTAL LAND VALUE - MARKET	189,080
TOTAL MARKET VALUE	688,062
SOH/AGL Deduction	0
ASSESSED VALUE	688,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	688,062
TOTAL JUST VALUE	688,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0853	8/27/2014	WD	Q	I	01	500,000
GRANTOR: BW SLC REAL ESTATE HO						
GRANTEE: NATURE'S SOURCE PRO						
1257/1438	6/27/2013	WD	U	I	38	600,000
GRANTOR: SUWANNEE LUMBER CO						
GRANTEE: BW SLC REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S54 E44 BAS= S10 E24 N64 W24 S54$ N54$ PTR= N30
FDU= N16 W24 CAN= W12 S16 E12 N16$ S16 E24$ S30$ PTR= N30 E40
FDU= N12 W12 S12 E12$ S30 W40$.

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

REVIEW DATE 10/22/2015 BY ME Total Acres: 25.61 Total Land Value: 189,080 Market: 0 Agricultural: 0 Common: 189,080 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

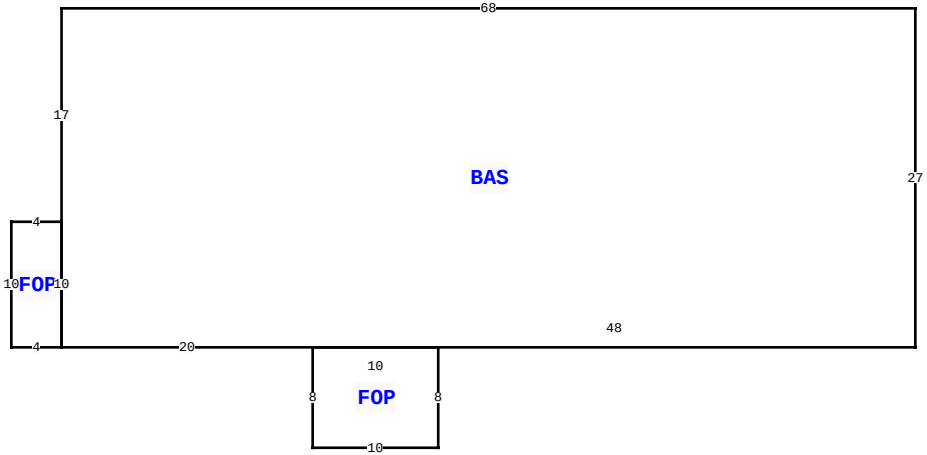
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2900	WHOLESALE OUTLET
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
BAS	1,836	100		1,836	32,960
FOP	40	30		12	215
FOP	80	30		24	431
TOTALS	1,956			1,872	33,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	1,872	73.5172	54.40	101,837	1998	1998	0	0	30	37.00	33.00

3 OFFICE LOW 0% - 0 Heated Area: 1836 HX Base Yr



854 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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TOTAL MARKET VALUE	688,062
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ASSESSED VALUE	688,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	688,062
TOTAL JUST VALUE	688,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: NATURE'S SOURCE PRO						
1257/1438	6/27/2013	WD	U	I	38	600,000
GRANTOR: SUWANNEE LUMBER CO						
GRANTEE: BW SLC REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S17 FOP= W4 S10 E4 N10$ S10 E20 FOP= S8 E10 N8 W10$ E48 N27$.

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

REVIEW DATE 10/22/2015 BY ME Total Acres: 25.61 Total Land Value: 189,080 Market: 0 Agricultural: 0 Common: 189,080 PRINTED 11/17/2026 BY SYS