COMM SW COR OF SE1/4 OF NE1/4,
RUN E 20.25 FT TO N R/W
GUERDON RD FOR POB, RUN NE

BIO-CYCLE LLC
P O BOX 840113
ST AUGUSTINE, FL 32080-0113

2027

19-3S-17-05133-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4001	MISC INDUSTRIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

655 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	740
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	18,740
SOH/AGL Deduction	0
ASSESSED VALUE	18,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,740
TOTAL JUST VALUE	18,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14478	INDUSTRIAL	125	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/1970	4/22/2013	WD	U	I	39	192,500
GRANTOR: CORBITT MANUFACTURING						
GRANTEE: BIO-CYCLE LLC						
1228/1687	12/23/2011	WD	U	I	30	833,800
GRANTOR: HOSEA CHARLES CORBITT						
GRANTEE: CORBITT MANUFACTURI						

BUILDING NOTES

BUILDING DIMENSIONS

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	240	
2	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 740

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	4001	C	MISC INDUSTR	0		I	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS