

COMM INTERS S R/W GUERDON RD &
E R/W WOLF ROAD, RUN S 1196.79
FT FOR POB, RUN NE 494.2 FT,

JH PROPERTIES LLP
2101 W STATE RD 434 STE 315
LONGWOOD, FL 32779

2026

19-3S-17-05136-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		4 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	19317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	
TOTALS	2,100		39,218

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	WAREH STOR	0%	- 0									Heated Area: 2100 HX Base Yr	

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 3	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				121,003		
TOTAL MARKET OB/XF VALUE				21,968		
TOTAL LAND VALUE - MARKET				31,500		
TOTAL MARKET VALUE				174,471		
SOH/AGL Deduction				0		
ASSESSED VALUE				174,471		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				174,471		
TOTAL JUST VALUE				174,471		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				169,440		
LAND:1:1: RECALC LAND AC 02/27/97						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
9495	STORAGE	113	03/21/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/2286	9/30/2006	QC	U	I	08	175,000
GRANTOR: WASTE CONTROL OF FLOR						
GRANTEE: JH PROPERTIES LLP						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W50 S42 E50 N42\$.						

EXTRA FEATURES																
L N	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	0020	BARN,FR	0	0	40	49	1.00	UT	0.00	100	1995	1995	3	100	7,500	
2	0140	CLFENCE	6	0	0	0	216.00	UT	8.50	100	2008	2008	3	100	1,836	
3	0260	PAVEMENT-A	0	0	0	0	27,312.00	UT	1.85	25	2008	2008	3	25	12,632	

TOTAL OB/XF														21,968										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4800	C	WAREHOUSE	0		I	0.00	0.00	2.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,500							

LAND DESCRIPTION		TOTAL OB/XF 21,968																							
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1	4800	C	WAREHOUSE	0		I	0.00	0.00	2.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,500								

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1	4800	C	WAREHOUSE	0		I	0.00	0.00	2.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,500								

