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

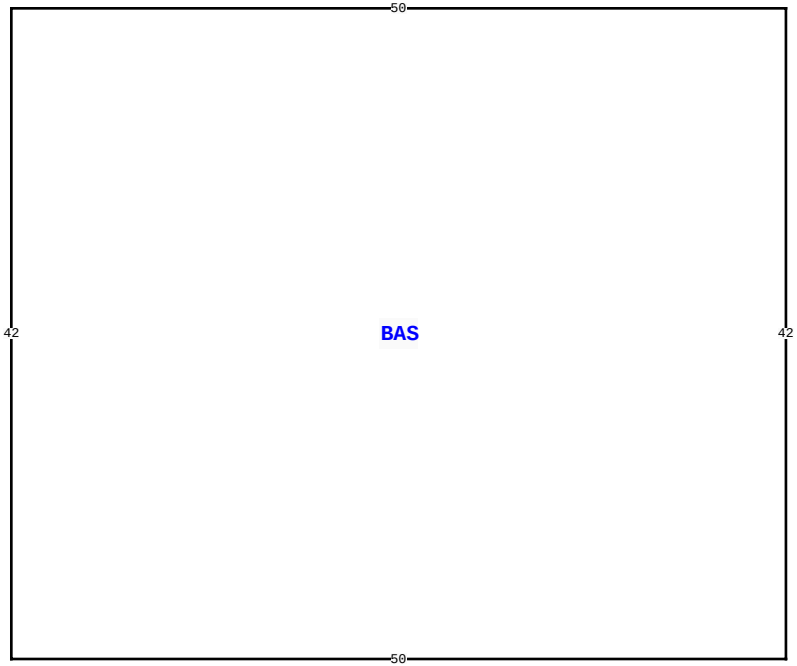
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	37,254
TOTALS	2,100			2,100	37,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	2,100	93.3660	35.48	74,508	1986	1986	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 2100 HX Base Yr



401 NW WALDO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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
1	0020	BARN,FR	0	0	40	49	1.00	UT	0.00	0.00	100	1995	1995	3	100	7,500	
2	0140	CLFENCE 6	0	0	0	0	216.00	UT	8.50	8.50	100	2008	2008	3	100	1,836	
3	0260	PAVEMENT-A	0	0	0	0	27,312.00	UT	1.85	1.85	25	2008	2008	3	25	12,632	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,025
TOTAL MARKET OB/XF VALUE	21,968
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	169,493
SOH/AGL Deduction	0
ASSESSED VALUE	169,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,493
TOTAL JUST VALUE	169,493
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$.

LAND DESCRIPTION

TOTAL OB/XF 21,968

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	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							

REVIEW DATE 08/18/2015 BY DF Total Acres: 2.25 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 06/22/2026 BY SYS

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JH PROPERTIES LLP
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LONGWOOD, FL 32779

2026

19-3S-17-05136-002

BUILDING CHARACTERISTICS

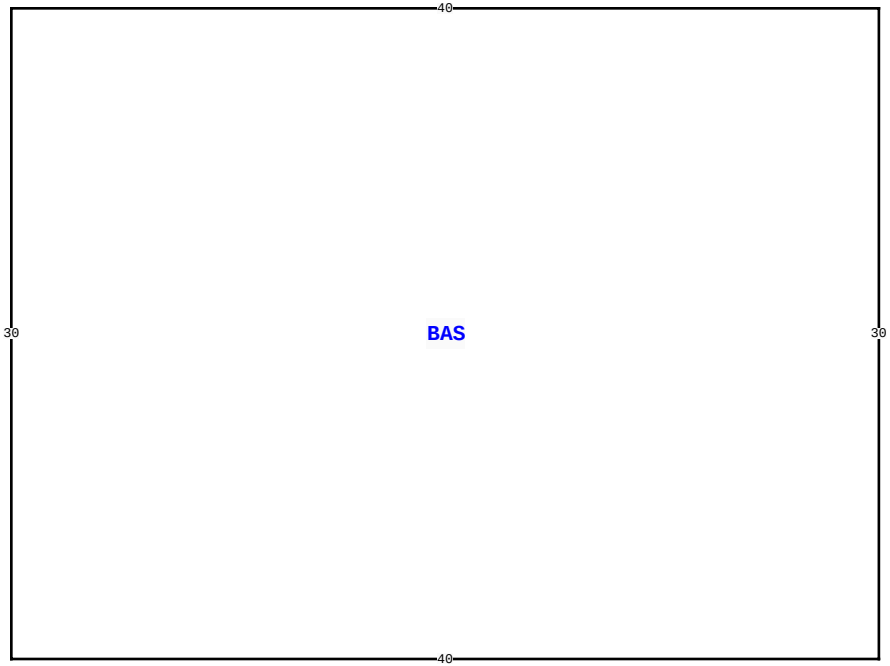
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	44,262
TOTALS	1,200			1,200	44,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,200	99.6870	73.77	88,524	1986	1986	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1200 HX Base Yr



401 NW WALDO ST, LAKE CITY

BLD DATE		LGL DATE	
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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 2 of 3 2

VALUATION SUMMARY

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TOTAL MARKET VALUE	169,493
SOH/AGL Deduction	0
ASSESSED VALUE	169,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,493
TOTAL JUST VALUE	169,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W40 S30 E40 N30$.

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 08/18/2015 BY DF Total Acres: 2.25 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 06/22/2026 BY SYS

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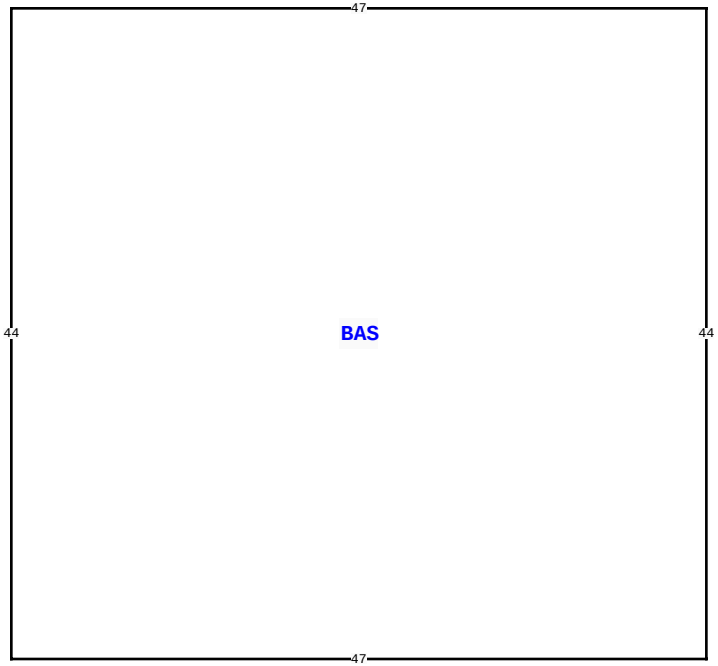
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	34,509
TOTALS	2,068			2,068	34,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	04	2,068	79.8412	30.34	62,743	1995	1995	0	0	0	45.00	55.00

3 WAREH STOR 0% - 0 Heated Area: 2068 HX Base Yr



401 NW WALDO ST, LAKE CITY

BLD DATE		LGL DATE	
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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 3 of 3 2

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,493
TOTAL JUST VALUE	169,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W47 S44 E47 N44$.

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 08/18/2015 BY DF Total Acres: 2.25 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 06/22/2026 BY SYS