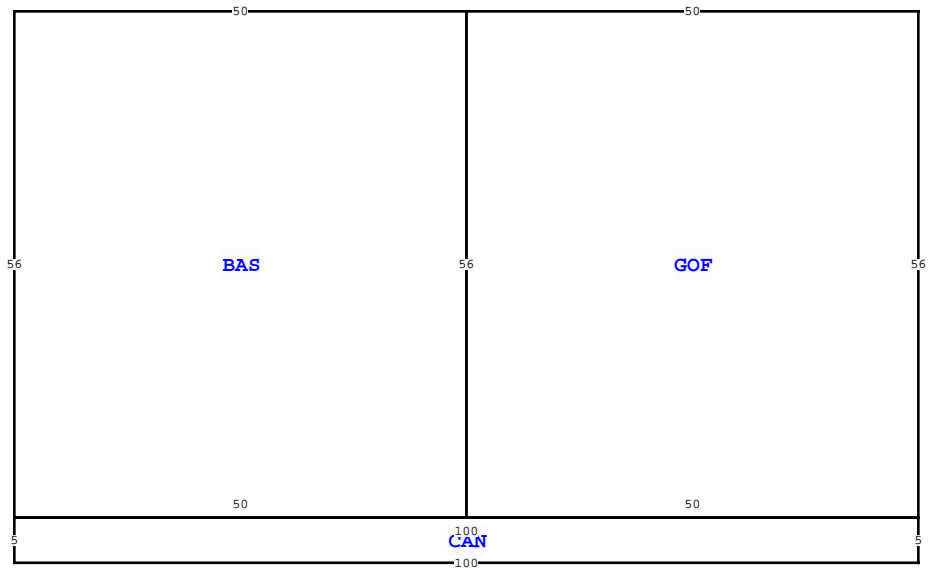




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	05	ASPH TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	05	STEEL	100
Story Height		10	100
RMS		7	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
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
BAS	2,800	100	
CAN	500	30	
GOF	2,800	125	
TOTALS	6,100		
			6,450 136,108

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2023								
Heated Area: 5600						HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,178,231		
TOTAL MARKET OB/XF VALUE				23,756		
TOTAL LAND VALUE - MARKET				80,360		
TOTAL MARKET VALUE				1,282,347		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,282,347		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,282,347		
TOTAL JUST VALUE				1,282,347		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,282,347		
PRMT:3:1: GRAIN STORAGE BINS						
BLDG:1:1: OFFICE						
SALE:1:1: NEW CONST INVOLVED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000055439	Remodel	210,000	04/08/2026			
35192	COMMERCIAL	325	04/15/2017			
28575	ADDN COMM	1,095	05/17/2010			
23277	ADDN COMM	1,050	06/16/2005			
10414	COMMERCIAL	425	11/08/1995			
7463	ADDN COMM	148,032	08/06/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1627	6/30/2022	WD	U	I	37	2,375,000
GRANTOR: CENTRAL STATES ENTERP						
GRANTEE: FURST-MCNESS COMPAN						
0656/0093	6/28/1988	WD	U	I		250,000
GRANTOR: ROSSI WILLIAM &						
GRANTEE: CENTRAL STATES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W50 S56 CAN= S5 E100 N5W100\$ E50 N56\$ GOF= S56 E50 N56 W50\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0140	CLFENCE 6	0	0	0	0	360.00	UT	3.80	3.80	100
3	0166	CONC, PAVMT	0	0	24	60	1,440.00	UT	1.50	1.50	100
4	0166	CONC, PAVMT	0	0	0	0	952.00	UT	1.50	1.50	100
5	0260	PAVEMENT-A	0	0	0	0	2,000.00	UT	0.90	0.90	100
6	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100
TOTALS											
668 NW WALDO ST, LAKE CITY											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2900	C	WHOLESALE	0		I	0.00	0.00	5.74	AC		1.00	1.00	1.00	14,000.00	14,000.00	80,360							

