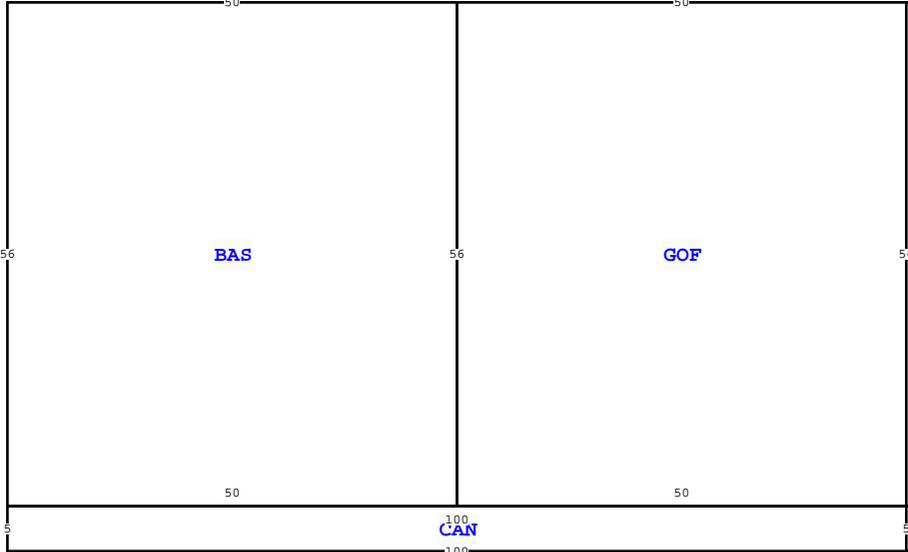




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	05	ASPH TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		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		
			6,450 143,267

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				1,239,914		
TOTAL MARKET OB/XF VALUE				23,756		
TOTAL LAND VALUE - MARKET				80,360		
TOTAL MARKET VALUE				1,344,030		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,344,030		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,344,030		
TOTAL JUST VALUE				1,344,030		
NCON VALUE				0		
INCOME VALUE				0		
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\$.						

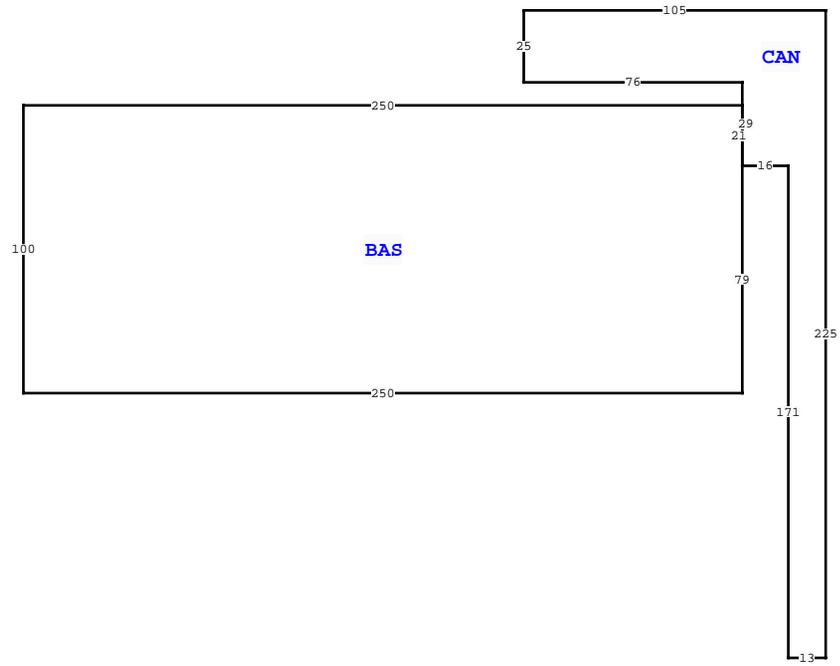
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0140	CLFENCE 6	0	0	0	0	360.00	UT	3.80	3.80	100
3	0166	CONC, PAVMT	0	0	24	60	1,440.00	UT	1.50	1.50	100
4	0166	CONC, PAVMT	0	0	0	0	952.00	UT	1.50	1.50	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							



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 Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	05	STEEL 100	
Story Height		22 100	
RMS		1 100	
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	25,000	100	
CAN	5,689	30	
TOTALS	30,689		
TOTAL ADJ AREA	26,707		
SUBAREA MARKET VALUE	462,939		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	PREF M B A	0%	- 2023								
				Heated Area: 25000			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 3 of 5	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,239,914		
TOTAL MARKET OB/XF VALUE	23,756		
TOTAL LAND VALUE - MARKET	80,360		
TOTAL MARKET VALUE	1,344,030		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,344,030		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,344,030		
TOTAL JUST VALUE	1,344,030		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,282,347		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

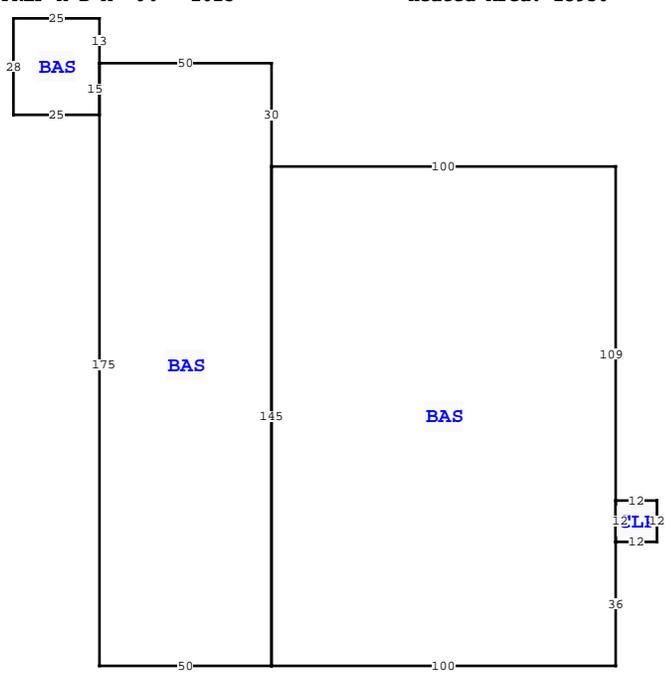
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W250 S100 E250 N79 CAN= E16 S171 E13 N225 W105 S25 E76 S29 S N21 S.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
25	MOD METAL 100				
10	STEEL FRME 100				
12	MODULAR MT 100				
01	MINIMUM 100				
03	CONC FINSH 100				
04	NONE 100				
01	NONE 100				
01	NONE 100				
01	NONE 100				
0	100				
05	STEEL 100				
16	100				
1	100				
1.	1.100				
0	100				
03	03 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	11,210
BAS	8,750	100		8,750	140,123
BAS	14,500	100		14,500	232,203
CLP	144	40		58	929
TOTALS				24,094	384,464

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	04	24,008	66.7276	26.69	640,774	1988	1988	0	0	40.00	60.00
4 PREF M B A 0% - 2023 Heated Area: 23950 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 4 of 5	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,239,914		
TOTAL MARKET OB/XF VALUE	23,756		
TOTAL LAND VALUE - MARKET	80,360		
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SOH/AGL Deduction	0		
ASSESSED VALUE	1,344,030		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,344,030		
TOTAL JUST VALUE	1,344,030		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,282,347		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W100 BAS= N30 W50 BAS= N13 W25 S28 E25 N15\$ S175 E50 N145\$ S145 E100 N36 CLP= E12 N12 W12 S12\$ N109\$.									

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

