COMM SW COR OF SEC, RUN E 33.01 FT TO E R/W ARROWHEAD RD FOR POB, RUN N ALONG R/W

TWO B'S & P INC
,

2027

19-4S-17-08558-003

BUILDING CHARACTERISTICS

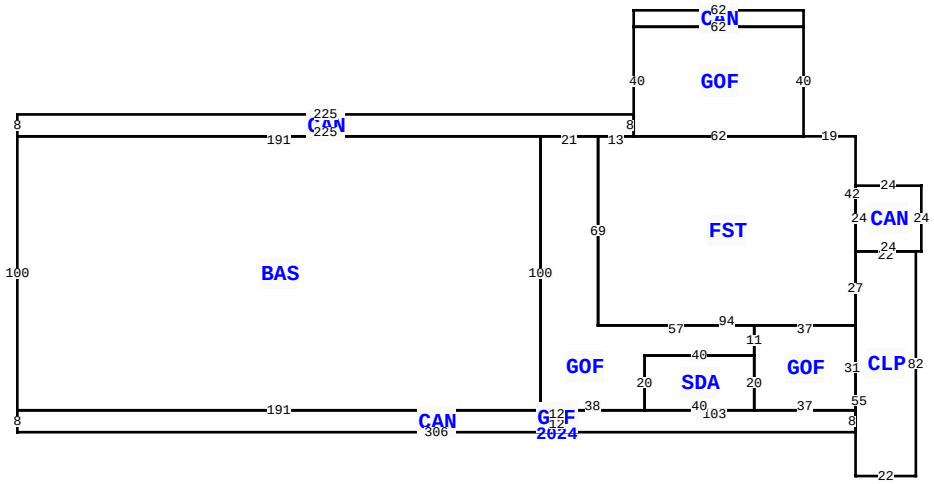
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		34 100
Frame	05	STEEL 100
Story Height		25 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,100	100		19,100	746,327
CAN	372	30		112	4,377
CAN	576	30		173	6,760
CAN	1,800	30		540	21,100
CAN	2,388	30		716	27,977
CLP	1,804	60		1,082	42,279
FST	6,486	70		4,540	177,399
GOF	1,147	185		2,122	82,917
GOF	2,480	185		4,588	179,274
GOF	3,067	185		5,674	221,710
TOTALS	40,080			40,238	1,572,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	40,238	115.5646	56.63	2,278,678	2001	2001	0	0	0	31.00	69.00

1 VEH SALE/R 0% - 0 Heated Area: 26654 HX Base Yr



** This building has 12 Sub-Areas

383 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0260	PAVEMENT-A	0	0	0	0	226,078.00	UT	0.90	0.90	100	2001	2001	3	100	203,470	
2	0166	CONC,PAVMT	0	0	0	0	6,684.00	UT	1.50	1.50	100	2001	2001	3	100	10,026	
3	0166	CONC,PAVMT	0	0	0	0	92.00	UT	15.00	15.00	100	2001	2001	3	100	1,380	
4	0253	LIGHTING	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	7,000	
5	0253	LIGHTING	0	0	0	0	9.00	UT	800.00	800.00	100	2001	2001	3	100	7,200	
6	0140	CLFENCE 6	0	0	0	0	2,200.00	UT	3.80	3.80	100	2001	2001	3	100	8,360	
7	0040	BARN,POLE	0	0	20	80	1,600.00	UT	8.00	8.00	100	2001	2001	3	100	12,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,572,288
TOTAL MARKET OB/XF VALUE	250,236
TOTAL LAND VALUE - MARKET	882,640
TOTAL MARKET VALUE	2,705,164
SOH/AGL Deduction	0
ASSESSED VALUE	2,705,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,705,164
TOTAL JUST VALUE	2,705,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,705,164

LAND:2:1: PIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049155	Roof Replacement	86,000	02/05/2024
000043504	Electrical Servic	5,000	01/11/2022
000042639	Signs - New or Ex	10,000	08/27/2021
17722	COMMERCIAL	10,355	12/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/2059	7/19/1999	WD	Q	V		450,000
GRANTOR: RANEY & RANEY INC & M						
GRANTEE: TWO B'S & P INC (AL						
0633/0629	9/25/1987	WD	Q	V		65,000
GRANTOR: NETTLES NEVIN C &						
GRANTEE: RANEY MARK INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-115,0] W191 S100 E191 N100 $
FST=[ORIG=0,0] W19 W62 W13 S69 E94 N27 N42 $
GOF=[ORIG=-94,0] W21 S100 E38 N20 E40 N11 W57 N69 $
GOF=[ORIG=-19,0] N40 W62 S40 E62 $
CAN=[ORIG=-306,100] S8 E306 N8 W103 S5 W12 N5 W191 $
CLP=[ORIG=0,69] S55 E22 N82 W22 S27 $
CAN=[ORIG=-81,0] N8 W225 S8 E225 $
GOF=[ORIG=-37,80] S20 E37 N31 W37 S11 $
SDA=[ORIG=-77,100] E40 N20 W40 S20 $
CAN=[ORIG=0,42] E24 N24 W24 S24 $
CAN=[ORIG=-19,-40] N6 W62 S6 E62 $
GOF=[YR=2024;ORIG=-115,100] S5 E12 N5 W12 $

LAND DESCRIPTION

TOTAL OB/XF 250,236

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	2700	C	AUTO SALES	0		CG	0.00	0.00	12.98	AC		1.00	1.00	0.85	80,000.00	68,000.00	882,640							

REVIEW DATE 05/10/2024 BY ME Total Acres: 12.98 Total Land Value: 882,640 Market: 0 Agricultural: 0 Common: 882,640 PRINTED 11/16/2026 BY SYS