COMM NW COR OF LOT 8, RUN SE
30 FT FOR POB, CONT SE 415 FT,
NE 483.84 FT TO E R/W CANNON

PRITCHETT INVESTMENT GROUP INC
328 SW RING CT
LAKE CITY, FL 32025

2027

19-4S-17-08558-108

BUILDING CHARACTERISTICS

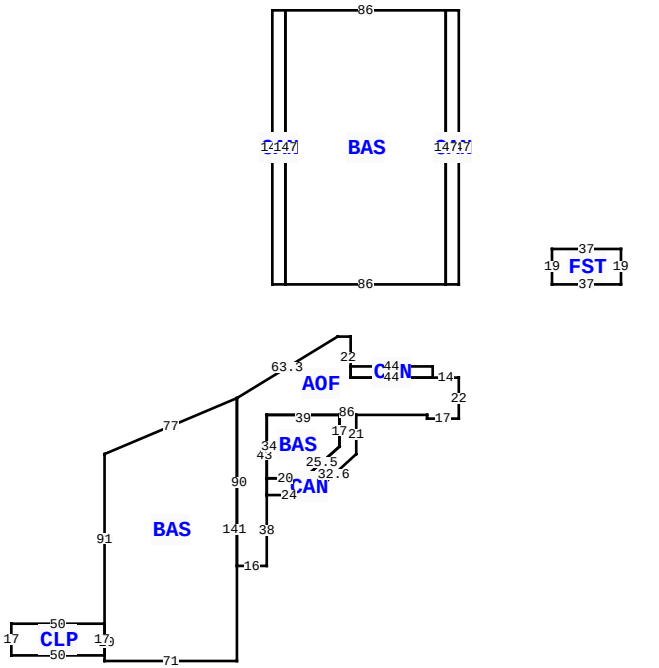
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	25	MOD METAL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		13 100
Frame	03	MASONRY 100
Story Height		27 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,161	150		6,242	281,090
BAS	1,165	100		1,165	52,462
BAS	8,946	100		8,946	402,856
BAS	12,642	100		12,642	569,295
CAN	264	30		79	3,557
CAN	636	30		191	8,601
CAN	1,029	30		309	13,915
CAN	1,029	30		309	13,915
CLP	850	60		510	22,966
FST	703	70		492	22,156
TOTALS	31,425			30,885	1,390,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	30,885	141.3965	69.28	2,139,713	1999	1999	0	0	0	35.00	65.00

1 VEH SALE/R 0% - 0 Heated Area: 26914 HX Base Yr



328 SW RING CT, 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	0253	LIGHTING	0	0	0	0	15.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	18,000	
2	0253	LIGHTING	0	0	0	0	5.00	UT	600.00	600.00	100	1999	1999	3	100	3,000	
3	0140	CLFENCE 6	0	0	0	0	666.00	UT	3.80	3.80	100	1999	1999	3	100	2,531	
4	0166	CONC,PAVMT	0	0	0	0	115,285.00	UT	1.50	1.50	70	1999	1999	3	70	121,049	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,390,813
TOTAL MARKET OB/XF VALUE	144,580
TOTAL LAND VALUE - MARKET	299,880
TOTAL MARKET VALUE	1,835,273
SOH/AGL Deduction	0
ASSESSED VALUE	1,835,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,835,273
TOTAL JUST VALUE	1,835,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,835,273

PRMT:2:1: NEW METAL BUILDING

PRMT:1:1: MACK TRUCKS FACILITY

LAND:1:1: PART OF LOT 8 ADJ FOR I-75

SALE:1:1: PART OF LOT 8 (4.41 AC), SALE TOO HIGH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151	COMMERCIAL	1,195	11/18/2002
14377	COMMERCIAL	5,275	08/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/1415	10/14/1996	WD	Q	V		199,714

GRANTOR: RING POWER CORP

GRANTEE: PRITCHETT INVESTMEN

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W14 CAN= N6 W44 S6 E44$ W44 N22 W7 L54 D33 BAS= L71 D30 S91 CLP= W50 S17 E50 N17$ S20 E71 N141$ S90 E16 N38 CAN= E24 R24 U22 N21 W9 BAS= W39 S34 E20 R19 U17 N17 $ S17 D17 L19 W20 S9$ N43 E86 S2 E17 N22$ PTR= N50 CAN= N147 W7 BAS= W86 CAN= W7 S147 E7 N147$ S147 E86 N147$ S147 E7$ S50$ PTR= N50 E50 FST= E37 N19 W37 S19$ S50 W50$.

LAND DESCRIPTION

TOTAL OB/XF 144,580

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		ILW	0.00	0.00	4.41	AC		1.00	1.00	0.85	80,000.00	68,000.00	299,880							

REVIEW DATE 03/10/2026 BY JB Total Acres: 4.41 Total Land Value: 299,880 Market: 0 Agricultural: 0 Common: 299,880 PRINTED 11/16/2026 BY SYS