COMM NW COR OF LOT 8 CANNON
CREEK CENTER, RUN SE 445 FT
FOR POB, CONT SE 701.10 FT, NE

PRITCHETT INVESTMENTS GROUP IN
328 SW RING CT
LAKE CITY, FL 32025

2027

19-4S-17-08558-112

BUILDING CHARACTERISTICS

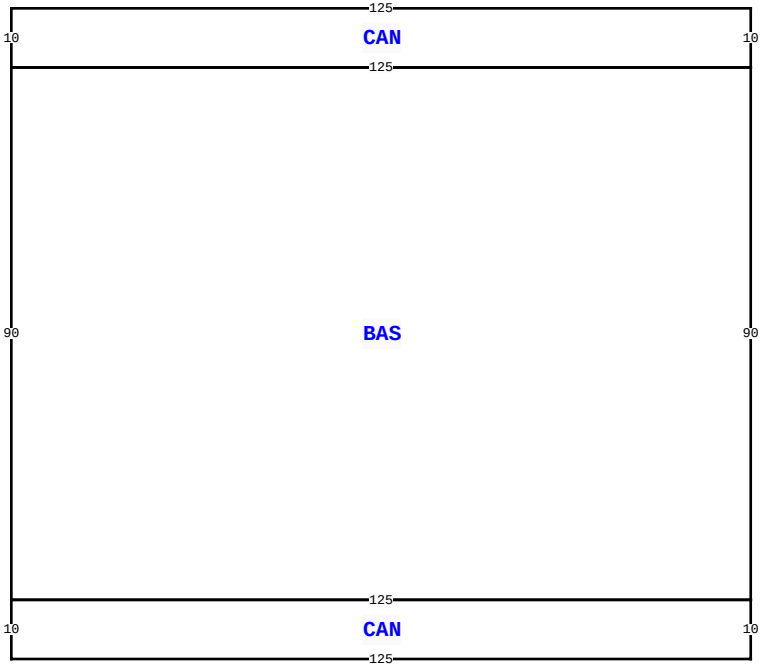
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		22 100
RMS		2 100
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
BAS	11,250	100		11,250	385,413
CAN	1,250	30		375	12,847
CAN	1,250	30		375	12,847
TOTALS	13,750			12,000	411,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	12,000	123.5035	46.93	563,160	2003	2003	0	0	0	27.00	73.00

1 PREF M B A 0% - 0 Heated Area: 11250 HX Base Yr



218 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	411,107
TOTAL MARKET OB/XF VALUE	36,602
TOTAL LAND VALUE - MARKET	451,520
TOTAL MARKET VALUE	899,229
SOH/AGL Deduction	0
ASSESSED VALUE	899,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	899,229
TOTAL JUST VALUE	899,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,229

SALE:1:1: 6.64 AC ADJ TO I-75

LAND:1:1: PARCEL ADJ TO I-75

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047445	Electrical Servic	0	06/12/2023
20151	COMMERCIAL	1,195	11/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/2028	4/01/1999	WD	Q	V		300,000
GRANTOR: ANDERSON COLUMBIA						
GRANTEE: PRITCHETT INVESTMEN						
0815/1371	1/18/1995	WD	Q	V		170,100
GRANTOR: RING POWER						
GRANTEE: COLUMBIA ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N90 CAN= N10 W125 S10 E125$ W125 S90 E125$ CAN= W125 S10 E125 N10$.

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	0140	CLFENCE 6	0	0	0	0	879.00	UT	3.80	3.80	100	1999	1999	3	100	3,340	
2	0260	PAVEMENT-A	0	0	0	0	40,600.00	UT	1.10	1.10	70	2003	2003	3	70	31,262	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 36,602

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	6.64	AC		1.00	1.00	0.85	80,000.00	68,000.00	451,520							

REVIEW DATE 03/10/2026 BY JB Total Acres: 6.64 Total Land Value: 451,520 Market: 0 Agricultural: 0 Common: 451,520 PRINTED 11/17/2026 BY SYS