BEGIN AT SE COR OF LOT 24
CROSSWINDS PHASE 1, RUN EAST
524.65 FT TO W R/W OF ARROW-

RUSH TRUCK CENTERS OF FLORIDA, INC
555 IH-35 SOUTH, SUITE 500
NEW BRAUNFELS, TX 78130

2026

24-4S-16-03117-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	5,320
TOTAL LAND VALUE - MARKET	104,018
TOTAL MARKET VALUE	109,338
SOH/AGL Deduction	3,877
ASSESSED VALUE	105,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,461
TOTAL JUST VALUE	109,338
NCON VALUE	5,320
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0420	2/26/2015	QC	U	I	11	100
GRANTOR: NORTH FLORIDA TRUCK P						
GRANTEE: RUSH TRUCK CENTERS						
1290/0414	2/26/2015	WD	Q	I	01	2,605,000
GRANTOR: GLEN R & SANDRA K SKI						
GRANTEE: RUSH TRUCK CENTERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	665.00	UT	8.00	8.00	100	2026	2025		100	5,320	

LAND DESCRIPTION

TOTAL OB/XF 5,320

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	4000	C	VAC INDUSTRI	0		ILW	0.00	0.00	1.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,000							
2	9600	C	WASTELAND	0			0.00	0.00	0.70	AC		1.00	1.00	1.00	25.00	25.00	18							

REVIEW DATE 03/20/2026 BY TP Total Acres: 2.00 Total Land Value: 104,018 Market: 0 Agricultural: 0 Common: 104,018 PRINTED 06/29/2026 BY SYS