LOT 5 WINDSWEPT INDUSTRIAL UNIT

WD 1517-2675,

TRAFCO LLC
466 SW WINDSWEPT GLN
LAKE CITY, FL 32024

2027

24-4S-16-03120-705

BUILDING CHARACTERISTICS

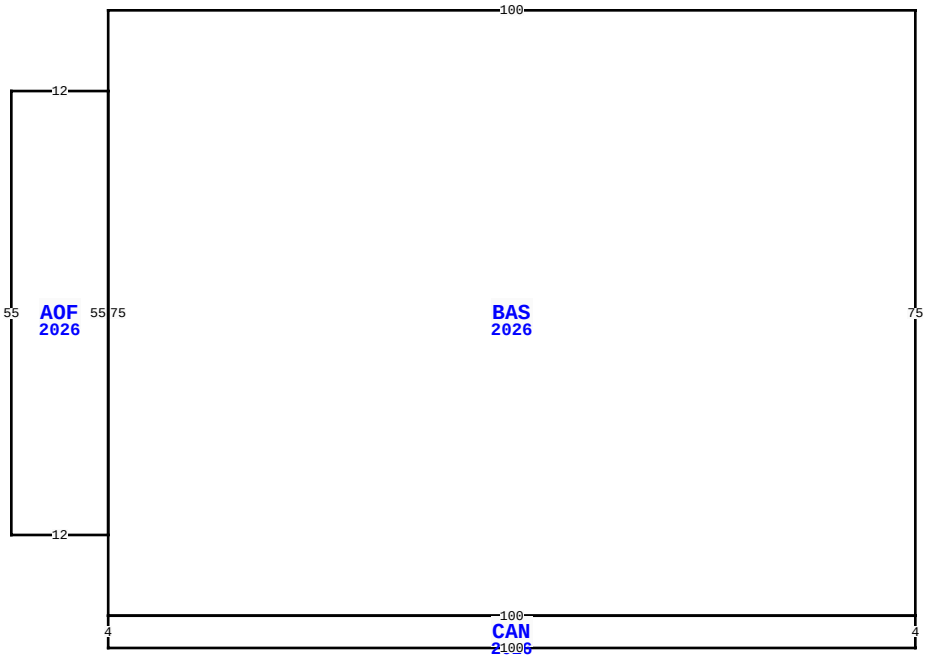
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.08	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	660	150	2026	990	53,847
BAS	7,500	100	2026	7,500	407,930
CAN	400	30	2026	120	6,527
TOTALS	8,560			8,610	468,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	8,610	144.5895	54.94	473,033	2025	2025	0	0	0	1.00	99.00

1 PREF M B A 0% - 2026 Heated Area: 8160 HX Base Yr



466 SW WINDSWEPT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	6,825.00	UT	3.00	3.00	100	2026	2025		100	20,475	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	468,303
TOTAL MARKET OB/XF VALUE	20,475
TOTAL LAND VALUE - MARKET	74,100
TOTAL MARKET VALUE	562,878
SOH/AGL Deduction	0
ASSESSED VALUE	562,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	562,878
TOTAL JUST VALUE	562,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051913	Remodel	50,000	12/20/2024
000050885	New Commercial Co	290,704	09/23/2024
000050847	Right-of-Way Acce		09/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2675	6/25/2024	WD	Q	V	01	95,000

GRANTOR: CRAPPS DANIEL TRUSTEE

GRANTEE: TRAFCO LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-25] S75 E100 N75 W100 $
CAN=[YR=2026;ORIG=10,50] S4 E100 N4 W100 $
AOF=[YR=2026;ORIG=-2,-15] S55 E12 N55 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,475

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	4817	C	STORG/ OFF	0		ILW	0.00	0.00	1.14	LT		1.00	1.00	1.00	65,000.00	65,000.00	74,100							

REVIEW DATE 12/05/2025 BY mark Total Acres: 1.14 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 11/17/2026 BY SYS