

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	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		7	100
Frame	05	STEEL	100
Story Height		20	100
RMS		0	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
BAS	1,776	100	
BAS	2,080	100	
BAS	15,180	100	
CAN	1,800	30	2022
GOF	2,160	185	
TOTALS	23,716		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	WAREH STOR	0%	- 0	40.36	980,425	1983	1983	0	0	50.00	50.00

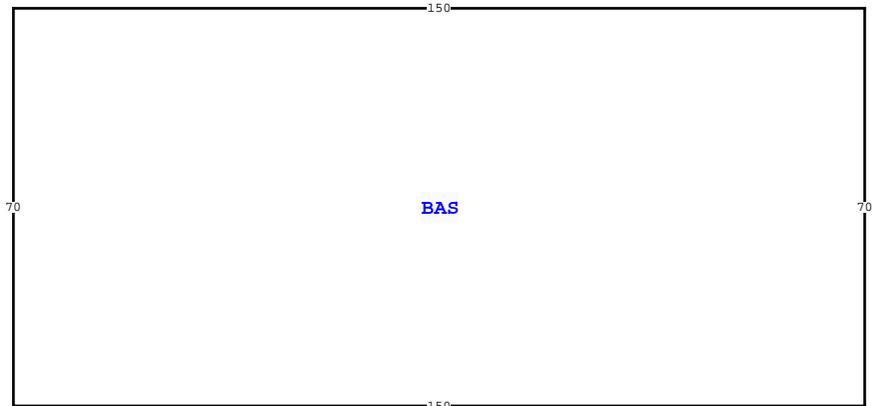
Heated Area: 21916 HX Base Yr

COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				2,002,706		
TOTAL MARKET OB/XF VALUE				107,100		
TOTAL LAND VALUE - MARKET				140,280		
TOTAL MARKET VALUE				2,250,086		
SOH/AGL Deduction				0		
ASSESSED VALUE				2,250,086		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				2,250,086		
TOTAL JUST VALUE				2,250,086		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				2,131,482		
SALE:3:1: INCLUDED PERSONAL PROP						
SALE:2:1: 2.0 AC WITH IMP						
SALE:1:1: SEE PREVIOUS SALE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000052185	Roof Replacement	160,600	01/29/2025			
37837	COMMERCIAL	408	03/07/2019			
37743	PUMP/UTPOL	50	02/13/2019			
26901	COMMERCIAL	0	04/03/2008			
26173	COMMERCIAL	0	08/27/2007			
25099	COMMERCIAL	859	10/10/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0760	1/31/2017	WD	Q	I	01	2,060,000
GRANTOR: MJE INVESTMENT PROPER						
GRANTEE: D R NICKELSON & COM						
1089/0496	6/29/2006	WD	U	I	07	1,875,000
GRANTOR: FIRST NATIONAL BANK N						
GRANTEE: MJE INVESTMENT PROP						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W9 N10 W12 S10 W230 S60 E4 E247 N60 \$						
GOF=[ORIG=-247,60] S30 E72 N30 W72 \$						
BAS=[ORIG=-65,-26] S5 E40 N52 W40 S47 \$						
CAN=[YR=2022;ORIG=-281,0] S60 E30 N60 W30 \$						
BAS=[ORIG=-65,-26] N37 W48 S37 E48 \$						
BAS=[ORIG=23,-38] N24 W30 S24 E30 \$						

EXTRA FEATURES												229 NW WILKS LN 1, LAKE CITY				
L N	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	140.00	UT	2.00	2.00	100	2007	2007	3	100	280	
2	0166	CONC, PAVMT	0	0	0	19,650.00	UT	2.00	2.00	20	2006	2006	3	20	7,860	
3	0260	PAVEMENT-A	0	0	0	42,243.00	UT	1.10	1.10	100	2002	2002	3	100	46,467	
4	0166	CONC, PAVMT	0	0	0	26,524.00	UT	1.80	1.80	100	2002	2002	3	100	47,743	
5	0140	CLFENCE 6	0	0	0	500.00	UT	6.50	6.50	100	2002	2002	3	100	3,250	
6	0070	CARPORT UF	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

LAND DESCRIPTION												TOTAL OB/XF												107,100
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4200	C	HEAVY MFG	0		I	0.00	0.00	10.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	140,280							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		4	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	10,500	100	
UDU	196	40	
TOTALS	10,696		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
8400	06	10,578	86.2400	34.50	364,941	1984	1984	0	0	50.00	50.00												
3 WAREH STOR			0% - 0	Heated Area: 10500			HX Base Yr																
																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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229 NW WILKS LN 1, LAKE CITY																							

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TOTAL LAND VALUE - MARKET			140,280
TOTAL MARKET VALUE			2,250,086
SOH/AGL Deduction			0
ASSESSED VALUE			2,250,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,250,086
TOTAL JUST VALUE			2,250,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,131,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22369	COMMERCIAL	645	10/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0760	1/31/2017	WD	Q	I	01	2,060,000
GRANTOR: MJE INVESTMENT PROPER						
GRANTEE: D R NICKELSON & COM						
1089/0496	6/29/2006	WD	U	I	07	1,875,000
GRANTOR: FIRST NATIONAL BANK N						
GRANTEE: MJE INVESTMENT PROP						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W150 S70 E150 N70\$ PTR= N30UDU= N14 W14 S14 E14\$ S30\$.

L N	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
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					

