COMM SW COR OF NW1/4 OF SE1/4,
RUN W 25 FT TO A PT ON W R/W
WEST LAKE CITY AVE, N ALONG

D R NICKELSON & COMPANY INC
229 NW WILKS LANE
LAKE CITY, FL 32055

2027

27-3S-16-02327-003

BUILDING CHARACTERISTICS

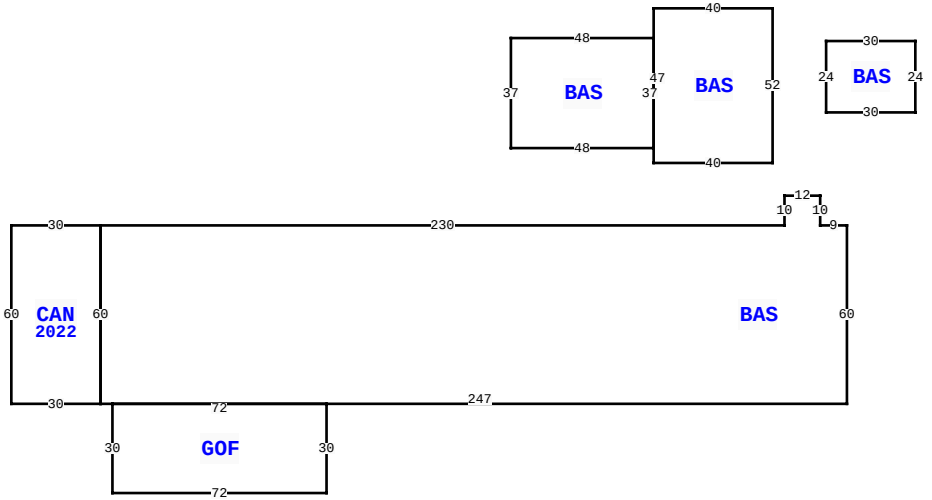
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	13,806
BAS	1,776	100		1,776	34,055
BAS	2,080	100		2,080	39,884
BAS	15,180	100		15,180	291,077
CAN	1,800	30	2022	540	10,355
GOF	2,160	185		3,996	76,624
TOTALS	23,716			24,292	465,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	24,292	100.9090	38.35	931,598	1983	1983	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 21916 HX Base Yr



229 NW WILKS LN 1, 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	140.00	UT	2.00	2.00	100	2007	2007	3	100	280	
2	0166	CONC,PAVMT	0	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	0	42,243.00	UT	1.10	1.10	100	2002	2002	3	100	46,467	
4	0166	CONC,PAVMT	0	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	0	500.00	UT	6.50	6.50	100	2002	2002	3	100	3,250	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2021		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,902,521
TOTAL MARKET OB/XF VALUE	107,100
TOTAL LAND VALUE - MARKET	140,280
TOTAL MARKET VALUE	2,149,901
SOH/AGL Deduction	0
ASSESSED VALUE	2,149,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,149,901
TOTAL JUST VALUE	2,149,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,149,901

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 107,100

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	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							

REVIEW DATE 03/28/2023 BY KS Total Acres: 10.02 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SE1/4,
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2027

27-3S-16-02327-003

BUILDING CHARACTERISTICS

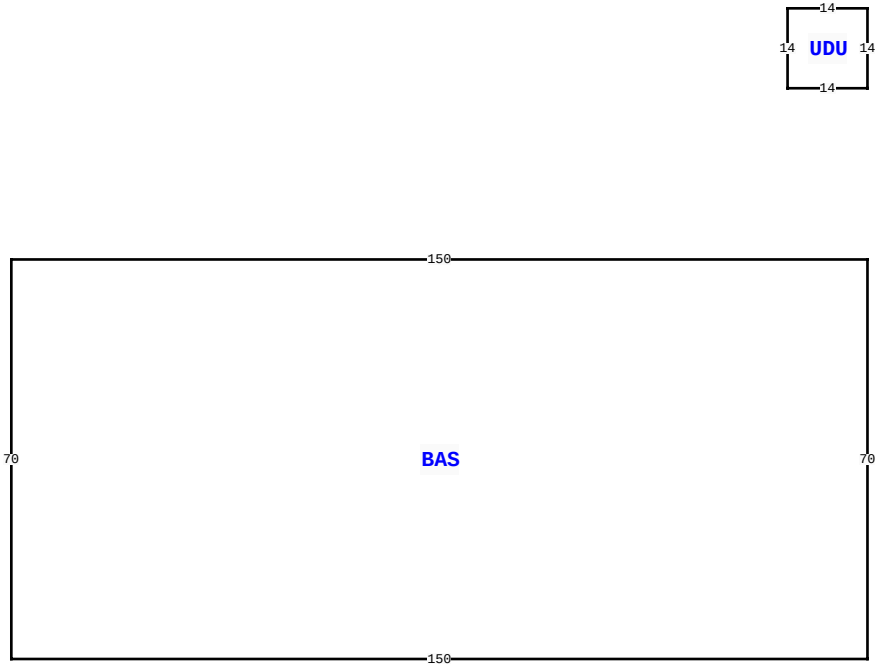
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,500	100		10,500	172,043
UDU	196	40		78	1,278
TOTALS	10,696			10,578	173,320

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	32.77	346,641	1984	1984	0	0	0	50.00	50.00

3 WAREH STOR 0% - 0 Heated Area: 10500 HX Base Yr



229 NW WILKS LN 1, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,902,521
TOTAL MARKET OB/XF VALUE	107,100
TOTAL LAND VALUE - MARKET	140,280
TOTAL MARKET VALUE	2,149,901
SOH/AGL Deduction	0
ASSESSED VALUE	2,149,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,149,901
TOTAL JUST VALUE	2,149,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,149,901

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 10.02 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SE1/4,
RUN W 25 FT TO A PT ON W R/W
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229 NW WILKS LANE
LAKE CITY, FL 32055

2027

27-3S-16-02327-003

BUILDING CHARACTERISTICS

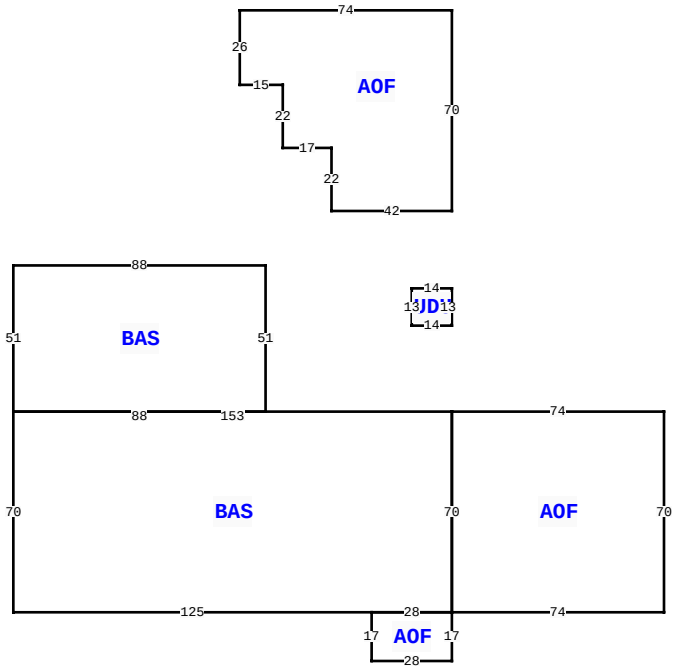
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		16 100
RMS		11 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	476	150		714	16,524
AOF	4,146	150		6,219	143,919
AOF	5,180	150		7,770	179,812
BAS	4,488	100		4,488	103,861
BAS	10,710	100		10,710	247,848
UDU	182	40		73	1,689
TOTALS	25,182			29,974	693,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	29,974	90.8960	34.54	1,035,302	1988	2000	0	0	0	33.00	67.00

4 WAREH STOR 0% - 0 Heated Area: 25000 HX Base Yr



229 NW WILKS LN 1, 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,902,521
TOTAL MARKET OB/XF VALUE	107,100
TOTAL LAND VALUE - MARKET	140,280
TOTAL MARKET VALUE	2,149,901
SOH/AGL Deduction	0
ASSESSED VALUE	2,149,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,149,901
TOTAL JUST VALUE	2,149,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,149,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W153 BAS= N51 E88 S51 W88$ S70 E125 AOF= S17 E28 N17 W28$ E28N70$ AOF= S70 E74 N70 W74$ PTR= N30 UDU= N13 W14 S13 E14$ S30$ PTR= N70 AOF= N70 W74 S26 E15 S22 E17 S22 E42$ S70$. .

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 10.02 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SE1/4,
RUN W 25 FT TO A PT ON W R/W
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2027

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BUILDING CHARACTERISTICS

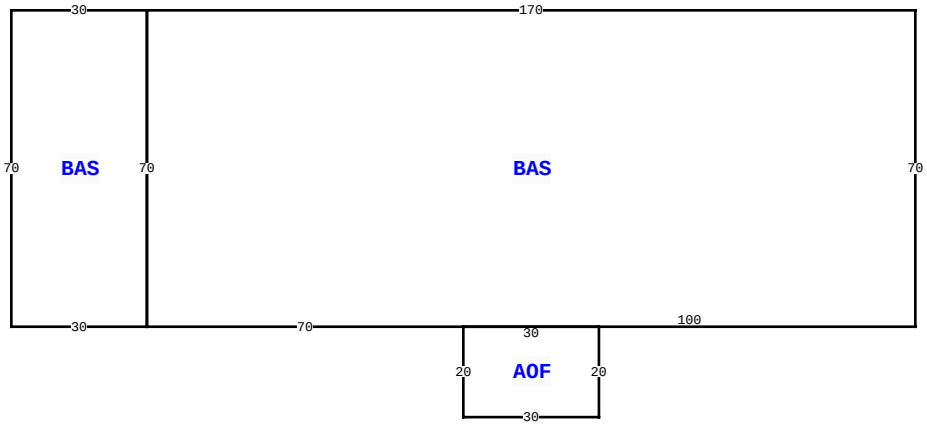
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	600	150		900	25,306
BAS	2,100	100		2,100	59,047
BAS	11,900	100		11,900	334,602
TOTALS	14,600			14,900	418,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	14,900	90.2400	34.29	510,921	2008	2008	0	0	0	18.00	82.00

5 WAREH STOR 0% - 0 Heated Area: 14600 HX Base Yr



229 NW WILKS LN 1, 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,902,521
TOTAL MARKET OB/XF VALUE	107,100
TOTAL LAND VALUE - MARKET	140,280
TOTAL MARKET VALUE	2,149,901
SOH/AGL Deduction	0
ASSESSED VALUE	2,149,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,149,901
TOTAL JUST VALUE	2,149,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,149,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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] W170 S70 E70 E100 N70 $
BAS=[ORIG=-170,0] W30 S70 E30 N70 $
AOF=[ORIG=-100,70] S20 E30 N20 W30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 10.02 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

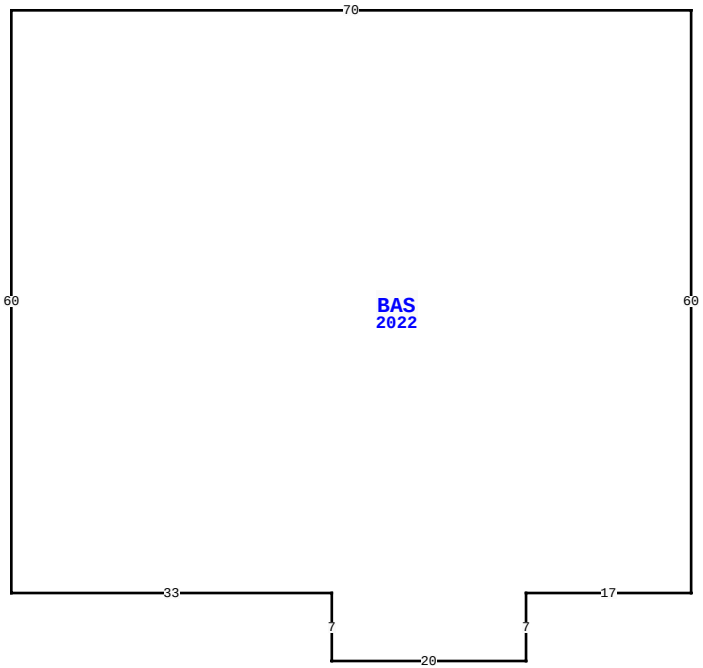
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		N/A 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,340	100	2022	4,340	150,795
TOTALS	4,340			4,340	150,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	4,340	94.2656	35.82	155,459	2021	2021	0	0	0	3.00	97.00

6 WAREH STOR 0% - 2022 Heated Area: 4340 HX Base Yr



229 NW WILKS LN 1, 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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,149,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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=[YR=2022;ORIG=0,-11] S60 E33 S7 E20 N7 E17 N60 W70 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2023 BY KS Total Acres: 10.02 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 11/17/2026 BY SYS