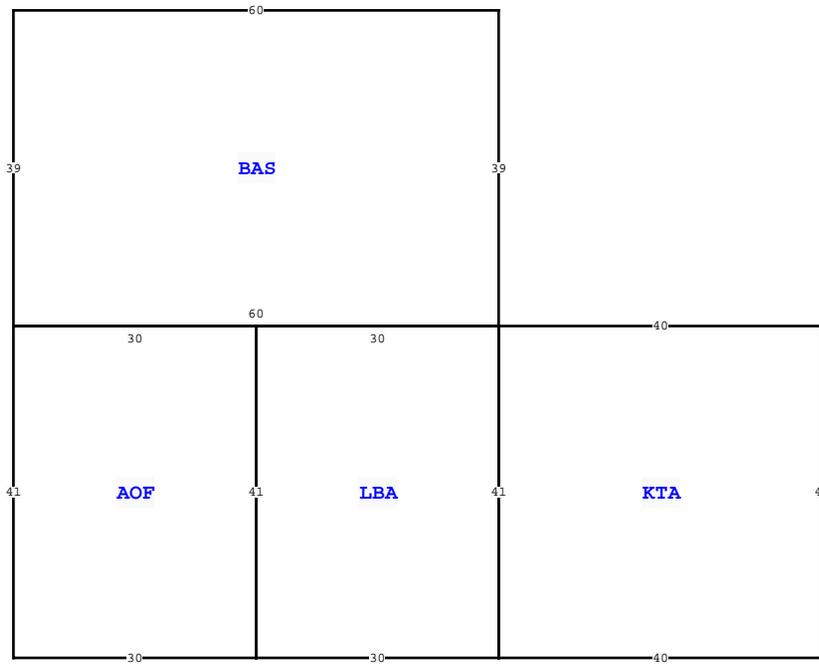




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		9 100	
Frame	05	STEEL 100	
Story Height		0 100	
RMS		4 100	
Stories	0	0 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2900 WHOLESALE OUTLET		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,230	110	
BAS	2,340	100	
KTA	1,640	110	
LBA	1,230	110	
TOTALS	6,440		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	ARENA	0%	- 2022								
Heated Area: 6440 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		222,883	
TOTAL MARKET OB/XF VALUE		36,880	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		499,763	
SOH/AGL Deduction		46,412	
ASSESSED VALUE		453,351	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		453,351	
TOTAL JUST VALUE		499,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33653	M H	325	12/22/2015
27487	MAINT/ALTR	60	11/19/2008
18941	M H	125	11/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2444	6/14/2021	WD	U	I	35	500,000
GRANTOR: NORTH FL LIVESTOCK MA						
GRANTEE: CUSHMAN'S CUSTOM SE						
0910/1848	9/05/2000	WD	Q	I	01	250,000
GRANTOR: THOMAS WALDROP DBA NO						
GRANTEE: NORTH FLORIDA LIVES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
12171 S US HIGHWAY 441 , LAKE CITY											
TOTAL OB/XF VALUE: 36,880											

BUILDING NOTES											
BAS= W60 S39 AOF= S41 E30 LBA= E30 KTA= E40 N41 W40 S41\$ N41 W30 S41\$ N41 W30\$ E60N39\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	4400	C	PACK/STMKT	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.25	6,000.00	7,500.00	240,000							

