LOT 4 WEST END BUSINESS PARK S/D
COMM NW COR OF SEC, S 4065.50 FT
58 DEG E 739.18 FT FOR POB, CONT

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY CT
LAKE CITY, FL 32055

2027

28-3S-16-02372-024

BUILDING CHARACTERISTICS

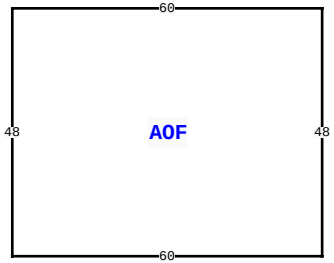
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		20 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

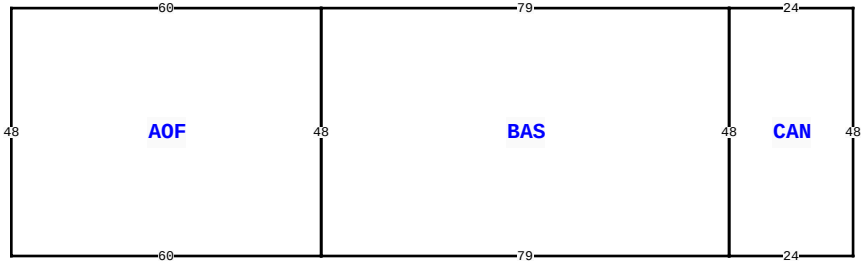
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,880	150		4,320	143,489
AOF	2,880	150		4,320	143,489
BAS	3,792	100		3,792	125,951
CAN	1,152	30		346	11,492
TOTALS	10,704			12,778	424,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	12,778	119.7489	45.50	581,399	2003	2003	0	0	0	27.00	73.00

1 PREF M B A 0% - 2026 Heated Area: 9552 HX Base Yr





180 NW AMENITY CT, 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	0140	CLFENCE 6	0	0	0	0	640.00	UT	6.50	6.50	100	2003	2003	3	100	4,160	
2	0161	3-STRAND B	0	0	0	0	640.00	UT	1.30	1.30	100	2003	2003	3	100	832	
3	0166	CONC,PAVMT	0	0	0	0	8,279.00	UT	1.80	1.80	100	2003	2003	3	100	14,902	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	424,421
TOTAL MARKET OB/XF VALUE	19,894
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	485,315
SOH/AGL Deduction	0
ASSESSED VALUE	485,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,315
TOTAL JUST VALUE	485,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20940	COMMERCIAL	1,052	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1776	6/27/2025	QC	U	I	11	100
GRANTOR: SOUCINEK FRANK						
GRANTEE: FCS TRUST DATED JAN						
0988/1793	7/14/2003	WD	Q	V	05	15,000
GRANTOR: JERRY J CASTAGNA & FR						
GRANTEE: FRANK & CYNTHIA S S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W79 S48 E79 N48 $
AOF=[ORIG=-79,0] W60 S48 E60 N48 $
AOF=[ORIG=0,-30] N48 W60 S48 E60 $
CAN=[ORIG=0,48] E24 N48 W24 S48 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,894

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		CG	0.00	0.00	1.00	LT		1.00	1.00	1.00	41,000.00	41,000.00	41,000							

REVIEW DATE 03/09/2026 BY ME Total Acres: 0.71 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/17/2026 BY SYS