LOT 5 WEST END BUSINESS PARK S/D
WD-989-2408, WD 1319-1044,

K & C OF LAKE CITY, LLC
408 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2027

28-3S-16-02372-025

BUILDING CHARACTERISTICS

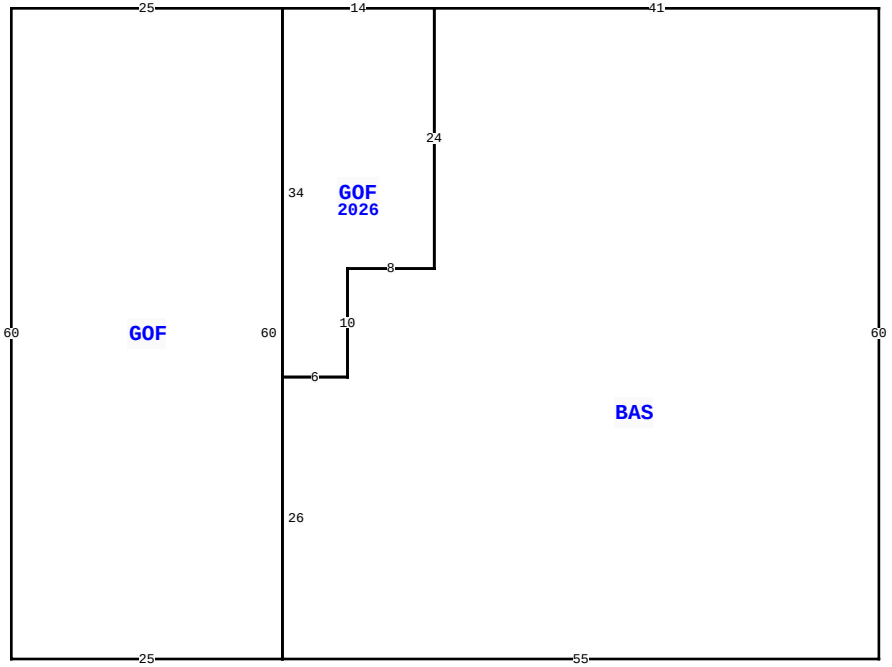
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
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
BAS	2,904	100		2,904	165,887
GOF	1,500	185		2,775	158,518
GOF	396	185	2026	733	41,871
TOTALS	4,800			6,412	366,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,412	158.2428	60.13	385,554	2018	2018	0	0	0	5.00	95.00

1 PREF M B A 0% - 0 Heated Area: 4800 HX Base Yr



181 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	0166	CONC,PAVMT	0	0	5	88	440.00	UT	2.00	2.00	100	2018	2018	3	100	880	
2	0260	PAVEMENT-A	0	0	0	0	6,176.00	UT	1.60	1.60	100	2018	2018	3	100	9,882	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	366,276
TOTAL MARKET OB/XF VALUE	10,762
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	418,038
SOH/AGL Deduction	0
ASSESSED VALUE	418,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,038
TOTAL JUST VALUE	418,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37108	COMMERCIAL	1,686	08/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1044	7/28/2016	WD	U	V	37	100,000
GRANTOR: JERRY J CASTAGNA						
GRANTEE: K & C OF LAKE CITY,						
0989/2408	7/14/2003	WD	Q	V	01	15,000
GRANTOR: FRANK SOUCINEK						
GRANTEE: JERRY CASTAGNA {OWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,0] W41 S24 W8 S10 W6 S26 E55 N60 $
GOF=[ORIG=-30,0] W25 S60 E25 N60 $
GOF=[YR=2026;ORIG=-16,0] W14 S34 E6 N10 E8 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,762

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: 0.50 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/16/2026 BY SYS