LOT 6 WEST END BUSINESS PARK S/D
WD 1007-1403, WD 1354-2645,

GANSKOP MARK
736 SW ARBOR LN
LAKE CITY, FL 32024

2027

28-3S-16-02372-026

BUILDING CHARACTERISTICS

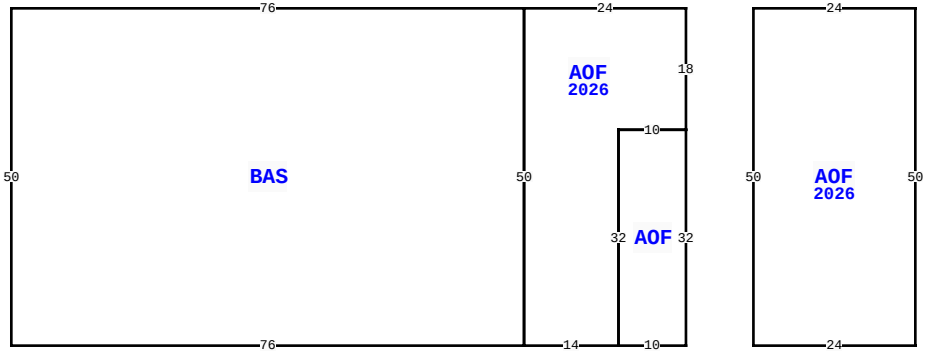
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
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	320	150		480	17,413
AOF	880	150	2026	1,320	47,888
AOF	1,200	150	2026	1,800	65,301
BAS	3,800	100		3,800	137,858
TOTALS	6,200			7,400	268,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,400	99.4400	37.79	279,646	2019	2019	0	0	0	4.00	96.00

1 PREF M B A 0% - 0 Heated Area: 6200 HX Base Yr



175 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	100	500.00	UT	2.00	2.00	100	2019	2019	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	5,740.00	UT	1.60	1.60	100	2019	2019	3	100	9,184	
3	0140	CLFENCE 6	0	0	0	0	300.00	UT	7.50	7.50	100	2022	2021		100	2,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,460
TOTAL MARKET OB/XF VALUE	12,434
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	321,894
SOH/AGL Deduction	0
ASSESSED VALUE	321,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,894
TOTAL JUST VALUE	321,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37737	COMMERCIAL	745	02/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2645	3/06/2018	WD	Q	V	01	50,000
GRANTOR: JOSEPH JR & VICTORIA						
GRANTEE: MARK GANSKOP						
1007/1403	2/16/2004	WD	Q	V		64,000
GRANTOR: CASTAGNA-SOUCINEK						
GRANTEE: JOSEPH JR & VICTORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-24,0] W76 S50 E76 N50 $
AOF=[YR=2026;ORIG=0,0] W24 S50 E14 N32 E10 N18 $
AOF=[ORIG=-10,18] E10 S32 W10 N32 $
AOF=[YR=2026;ORIG=10,0] S50 E24 N50 W24 $
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LAND DESCRIPTION

TOTAL OB/XF 12,434

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	4800	C	WAREHOUSE	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: 0.52 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 11/16/2026 BY SYS