LOTS 4 & 5 MIDTOWN COMMERCIAL CENTER S/D. ORB 835-764, WD 1067-1721, WD 1325-70,

MIDTOWN PROPERTIES HOLDINGS LLC
540 W DUVAL ST
LAKE CITY, FL 32055

2027

31-3S-17-06247-104

BUILDING CHARACTERISTICS

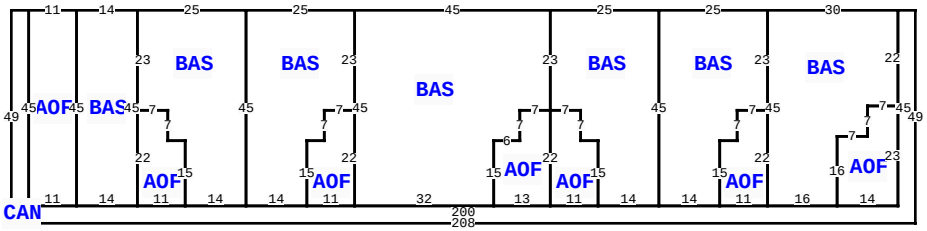
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		14 100
Frame	05	STEEL 100
Story Height		15 100
RMS		15 100
Stories	1.	1. 100
Units		7 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	214	150		321	7,976
AOF	214	150		321	7,976
AOF	214	150		321	7,976
AOF	214	150		321	7,976
AOF	244	150		366	9,094
AOF	273	150		410	10,187
AOF	495	150		742	18,436
BAS	630	100		630	15,653
BAS	911	100		911	22,635
BAS	911	100		911	22,635
TOTALS	10,192			10,292	255,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,292	94.7660	36.01	370,615	2001	2001	0	0	0	31.00	69.00

1 PREF M B A 0% - 0 Heated Area: 9000 HX Base Yr



** This building has 15 Sub-Areas

144 SW WATERFORD CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	255,724
TOTAL MARKET OB/XF VALUE	20,777
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	396,501
SOH/AGL Deduction	0
ASSESSED VALUE	396,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,501
TOTAL JUST VALUE	396,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,501

LAND:1:1: 1.02 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18779	COMMERCIAL	775	09/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0070	10/31/2016	WD	Q	I	05	1,167,500
GRANTOR: WILLIAMS AGRICULTURAL						
GRANTEE: MIDTOWN PROPERTIES						
1067/1721	12/08/2005	WD	Q	I		1,450,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: WILLIAMS AGRICULTUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W25 BAS= W25 BAS= W45 BAS= W25 BAS= W25 BAS= W14 AOF= W11 CAN= W4 S49 E208 N49 W4 S45 W200 N45$ S45 E11 N45$ S45 E14 N45$ S23 AOF= S22 E11 N15 W4 N7 W7$ E7 S7 E4 S15 E14 N45 $ S45 E14 AOF= E11 N22 W7 S7 W4 S15$ N15 E4 N7 E7 N23$ S45 E32 AOF= E13 N22 W7 S7 W6 S15$ N15 E6 N7 E7 N23$ S23 AOF= S22 E11 N15 W4 N7 W7$ E7 S7 E4 S15 E14 N45$ S45 E14 AOF= E11 N22 W7 S7 W4 S15$ N15 E4 N7 E7 N23$ S45 E16 AOF= E14 N23 W7 S7 W7 S16$ N16 E7 N7 E7 N22$.

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	0260	PAVEMENT-A	0	0	0	0	17,441.00	UT	0.90	0.90	100	2001	2001	3	100	15,697	
2	0150	CLFENCE 8	0	0	0	0	160.00	UT	6.50	6.50	100	2003	2003	3	100	1,040	
3	0140	CLFENCE 6	0	0	0	0	160.00	UT	6.50	6.50	100	2003	2003	3	100	1,040	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 20,777

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		CI	0.00	0.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 12/15/2021 BY ME Total Acres: 1.04 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/16/2026 BY SYS