

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

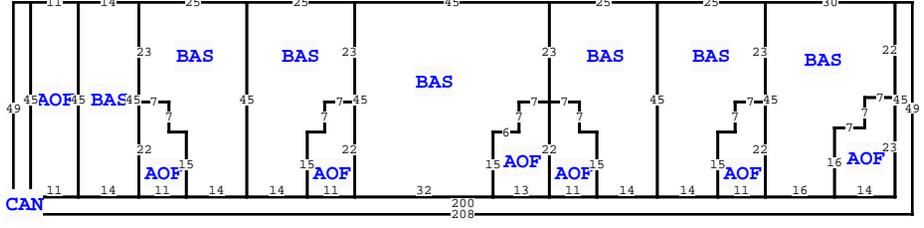
2026

31-3S-17-06247-104



ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	14	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

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	37.91	390,170	2001	2001	0	0	31.00	69.00		
1 PREF M B A 0% - 0 Heated Area: 9000 HX Base Yr													



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	8,397
AOF	214	150		321	8,397
AOF	214	150		321	8,397
AOF	214	150		321	8,397
AOF	244	150		366	9,574
AOF	273	150		410	10,725
AOF	495	150		742	19,409
BAS	630	100		630	16,479
BAS	911	100		911	23,830
BAS	911	100		911	23,830
TOTALS	10,192			10,292	269,217

\*\* This building has 15 Sub-Areas  
 144 SW WATERFORD CT, LAKE CITY

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

EXTRA FEATURES																
L N	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	17,441.00	UT	0.90	0.90	100	2001	2001	3	100	15,697	
2	0150	CLFENCE 8	0	0	0	160.00	UT	6.50	6.50	100	2003	2003	3	100	1,040	
3	0140	CLFENCE 6	0	0	0	160.00	UT	6.50	6.50	100	2003	2003	3	100	1,040	
4	0253	LIGHTING	0	0	0	3.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	3,000	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				269,217	
TOTAL MARKET OB/XF VALUE				20,777	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				409,994	
SOH/AGL Deduction				33,889	
ASSESSED VALUE				376,105	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				376,105	
TOTAL JUST VALUE				409,994	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				341,914	
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 AGRICULTURAL						

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\$.

LAND DESCRIPTION																	TOTAL OB/XF										20,777
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	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										