LOT 6 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-17-06247-106

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		12 100
Frame	05	STEEL 100
Story Height		15 100
RMS		15 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE

MAP NUM | MKT AREA 06

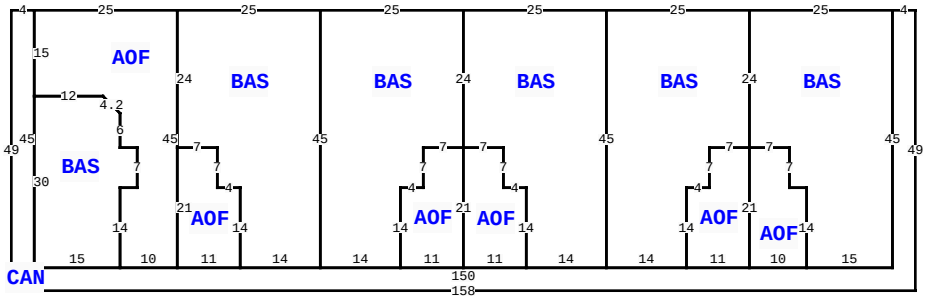
NEIGHBORHOOD/LOC 31317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	189	150		284	6,575
AOF	203	150		304	7,038
AOF	203	150		304	7,038
AOF	203	150		304	7,038
AOF	203	150		304	7,038
AOF	659	150		988	22,875
BAS	467	100		467	10,812
BAS	922	100		922	21,347
BAS	922	100		922	21,347
BAS	922	100		922	21,347
TOTALS	7,743			7,877	182,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,877	96.7000	36.75	289,480	1998	1998	0	0	0	37.00	63.00

1 PREF M B A 0% - 0 Heated Area: 6751 HX Base Yr



** This building has 13 Sub-Areas

122 SW MIDTOWN PL, 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	0260	PAVEMENT-A	0	0	0	0	9,762.00	UT	0.90	0.90	100	1998	1998	3	100	8,786	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,372
TOTAL MARKET OB/XF VALUE	11,086
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	253,458
SOH/AGL Deduction	0
ASSESSED VALUE	253,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,458
TOTAL JUST VALUE	253,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,458

LAND:1:1: 0.58 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W25 BAS= W25 BAS= W25 BAS= W25 BAS= W25 AOF= W25 CAN= W4 S49 E158 N49 W4 S45 W150 N45$ S15 BAS= S30 E15 N14 E3 N7 W3 N6 L3 U3 W12$ E12 D3 R3 S6 E3 S7 W3 S14 E10 N45$ S24 AOF= S21 E11 N14W4 N7 W7 $ E7 S7 E4 S14 E14 N45$ S45 E14 AOF= E11 N21 W7 S7 W4 S14$ N14 E4 N7 E7 N24 $ S24 AOF= S21 E11 N14 W4 N7 W7$ E7 S7 E4 S14 E14 N45$ S45 E14 AOF= E11 N21 W7 S7 W4 S14$ N14 E4 N7 E7 N24$ S24 AOF= S21 E10 N14 W3 N7 W7$ E7 S7 E3S14 E15 N45$.

LAND DESCRIPTION

TOTAL OB/XF 11,086

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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/10/2026 BY JB Total Acres: 0.56 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS