LOT 7 & 8 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-17-06247-107

BUILDING CHARACTERISTICS

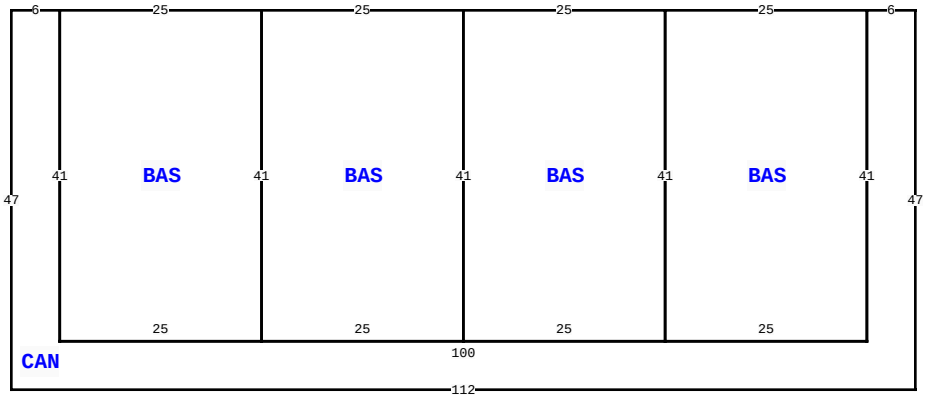
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		4 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
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
BAS	1,025	100		1,025	53,733
BAS	1,025	100		1,025	53,733
BAS	1,025	100		1,025	53,733
BAS	1,025	100		1,025	53,733
CAN	1,164	30		349	18,296
TOTALS	5,264			4,449	233,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4904	04	4,449	93.7753	80.65	358,812	1999	1999	0	0	0	35.00	65.00

1 OFFC PLAZA 0% - 0 Heated Area: 4100 HX Base Yr



176 SW MIDTOWN PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,228
TOTAL MARKET OB/XF VALUE	10,831
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	328,059
SOH/AGL Deduction	13,205
ASSESSED VALUE	314,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,854
TOTAL JUST VALUE	328,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,231

LAND:1:1: 0.24 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14854	COMMERCIAL	650	12/14/1998

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 CAN= W6 S47 E112 N47 W6 S41 W100 N41$ S41 E25 N41$ S41 E25 N41$ S41 E25 N41$ S41 E25 N41$.

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	9,812.00	UT	0.90	0.90	100	1999	1999	3	100	8,831	
2	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,831

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	1600	C	SH CTR COM	0		CI	0.00	0.00	2.00	LT		1.00	1.00	0.70	60,000.00	42,000.00	84,000							

REVIEW DATE 04/06/2016 BY CP Total Acres: 0.49 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 05/08/2026 BY SYS