LOT 10 MIDTOWN COMMERCIAL CENTER
ORB 835-764, WD 1067-1721, WD 13

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

2027

31-3S-17-06247-110

BUILDING CHARACTERISTICS

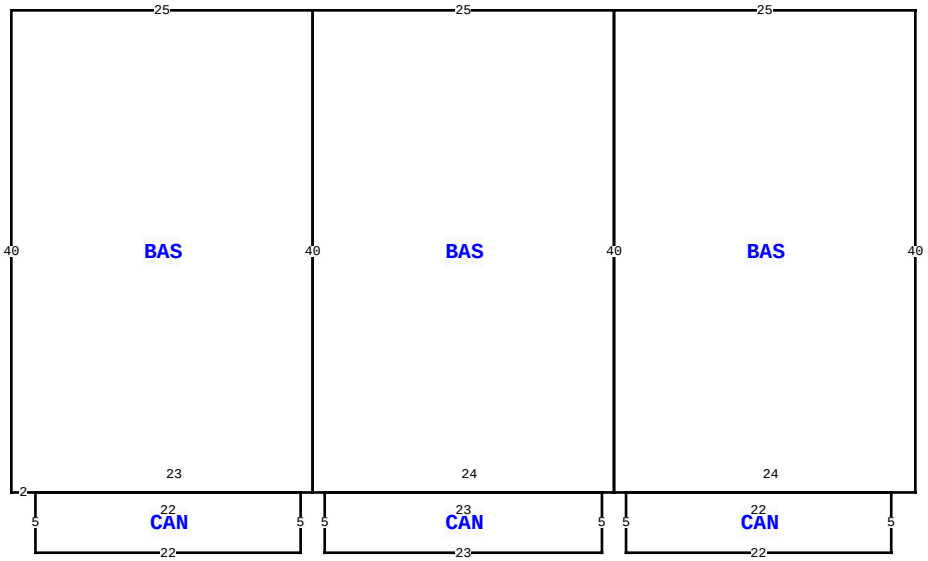
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	25	MOD METAL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		3 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	1,000	100		1,000	52,287
BAS	1,000	100		1,000	52,287
BAS	1,000	100		1,000	52,287
CAN	110	30		33	1,725
CAN	110	30		33	1,725
CAN	115	30		34	1,778
TOTALS	3,335			3,100	162,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4904	04	3,100	92.9074	78.04	241,924	2000	2000	0	0	0	33.00	67.00

1 OFFC PLAZA 0% - 0 Heated Area: 3000 HX Base Yr



163 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	6	65	3,900.00	UT	0.90	0.90	100	2000	2000	3	100	3,510	
2	0166	CONC,PAVMT	0	0	4	44	176.00	UT	1.50	1.50	100	2000	2000	3	100	264	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,089
TOTAL MARKET OB/XF VALUE	3,774
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	213,863
SOH/AGL Deduction	0
ASSESSED VALUE	213,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,863
TOTAL JUST VALUE	213,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,863

LAND:1:1: 0.24 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16337	COMMERCIAL	425	11/29/1999

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 S40 E2 CAN= S5 E22 N5 W22$ E23 N40$ S40 E1 CAN= S5 E23 N5 W23$ E24 N40 $ S40 E1 CAN= S5 E22 N5 W22 $ E24 N40$.

LAND DESCRIPTION

TOTAL OB/XF 3,774

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 12/15/2021 BY ME Total Acres: 0.24 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS