LOT 21 MIDTOWN COMMERCIAL
CENTER S/D. 835-764, WD 1022-465, WD 1063-1030, 1129-200,

JOHNSON & JOHNSON INC
P O BOX 157
MADISON, FL 32341

2026

31-3S-17-06247-121

BUILDING CHARACTERISTICS

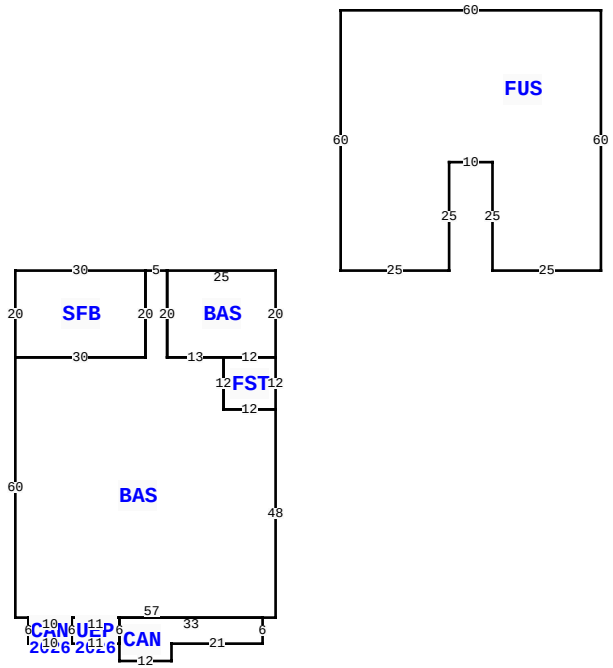
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		15 100
Frame	05	STEEL 100
Story Height		22 100
RMS		29 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1117	STORE/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
BAS	500	100		500	35,863
BAS	3,556	100		3,556	255,056
CAN	246	30		74	5,308
CAN	60	30	2026	18	1,291
FST	144	70		101	7,244
FUS	3,350	100		3,350	240,281
SFB	600	80		480	34,428
UEP	66	100	2026	66	4,734
TOTALS	8,522			8,145	584,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	8,145	207.0050	93.15	758,707	2005	2005	0	0	0	23.00	77.00

1 PREF M B R 0% - 0 Heated Area: 8072 HX Base Yr



197 SW WATERFORD CT, 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	0166	CONC,PAVMT	0	0	0	0	461.00	UT	2.25	2.25	100	2005	2005	3	100	1,037	
2	0260	PAVEMENT-A	0	0	0	0	11,700.00	UT	1.60	1.60	100	2005	2005	3	100	18,720	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	
4	0030	BARN,MT	0	0	54	30	1,620.00	UT	15.00	15.00	100	2024	2023		100	24,300	
5	0060	CARPORT F	0	0	54	18	972.00	UT	7.00	7.00	100	2024	2023		100	6,804	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	584,204
TOTAL MARKET OB/XF VALUE	51,011
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	695,215
SOH/AGL Deduction	88,423
ASSESSED VALUE	606,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,792
TOTAL JUST VALUE	695,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,629

LAND:1:1: 0.54 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34049	REMODEL	175	05/11/2016
30059	REMODEL	175	04/09/2012
22286	COMMERCIAL	938	09/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2167	9/14/2018	WD	Q	I	05	372,500
GRANTOR: PIONEER CREDIT RECOVE						
GRANTEE: JOHNSON & JOHNSON I						
1220/1291	8/31/2011	WD	U	I	37	550,000
GRANTOR: SC SERVICES & ASSOCIA						
GRANTEE: PIONEER CREDIT RECO						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W5 S20 W30 S60 E3 E57 N48 W12 N12 W13 N20 $
FUS=[ORIG=40,0] E25 N25 E10 S25 E25 N60 W60 S60 $
SFB=[ORIG=-5,0] W30 S20 E30 N20 $
BAS=[ORIG=13,20] E12 N20 W25 S20 E13 $
CAN=[ORIG=-11,80] S6 S4 E12 N4 E21 N6 W33 $
FST=[ORIG=25,32] N12 W12 S12 E12 $
UEP=[YR=2026;ORIG=-11,80] S6 W11 N6 E11 $
CAN=[YR=2026;ORIG=-22,80] S6 W10 N6 E10 $
PTR=[ORIG=0,0] E40 W40 $
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LAND DESCRIPTION

TOTAL OB/XF 51,011

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/10/2026 BY JB Total Acres: 0.55 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/23/2026 BY SYS