

COMM SW COR OF NE1/4 OF SW1/4, R
NE 604.48 FT FOR POB, CONT NE 17
100 FT, SW 175 FT, NW 100 FT TO

IC CONSTRUCTION LLC
818 WEST DUVAL ST
LAKE CITY, FL 32055

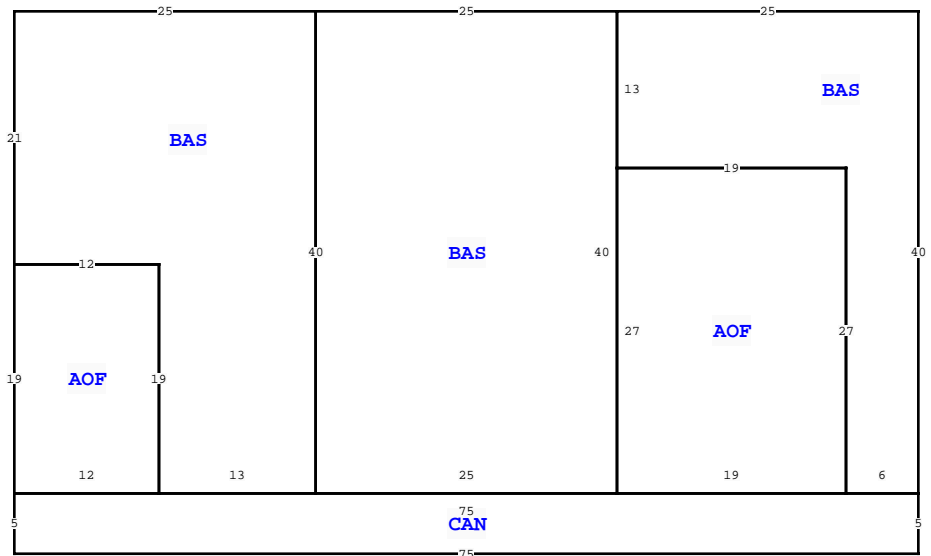
2026

31-3S-17-06262-006


ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	7	100
Frame	05	STEEL 100
Story Height	14	100
RMS	0	100
Stories	1.	1. 100
Units	0	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
1	WAREH STOR	0%	- 2025								

Heated Area: 3000			HX Base Yr		
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Quality	05	05			
DOR CODE	4800 WAREHOUSE/DISTRB				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	31317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	228	150		342	6,285
AOF	513	150		770	14,149
BAS	487	100		487	8,949
BAS	772	100		772	14,186
BAS	1,000	100		1,000	18,375
CAN	375	30		112	2,058
TOTALS	3,375			3,483	64,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		64,000	
TOTAL MARKET OB/XF VALUE		4,400	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		103,400	
SOH/AGL Deduction		10,749	
ASSESSED VALUE		92,651	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		92,651	
TOTAL JUST VALUE		103,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/529	11/22/2024	WD	U	I	37	300,000
GRANTOR: THOMAS STEVEN THOMAS						
GRANTEE: IC CONSTRUCTION LLC						
1499/1545	9/26/2023	LE	U	I	14	100
GRANTOR: THOMAS STEVEN THOMAS						
GRANTEE: THOMAS STEVEN THOMA						

516 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026	MLU
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	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,100	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

BUILDING NOTES									

BUILDING DIMENSIONS
 BAS= W25 BAS= W25 BAS= W25 S21 AOF= S19 CAN= S5 E75 N5 W75\$
 E12 N19 W12\$ E12 S19 E13 N40\$ S40 E25 N40\$ S13 AOF= S27 E19
 N27 W19\$ E19 S27 E6 N40\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	4800	C	WAREHOUSE	0		CG	175.00	100.00	17,500.00	SF		1.00	1.00	1.00	2.00	2.00	35,000							