

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

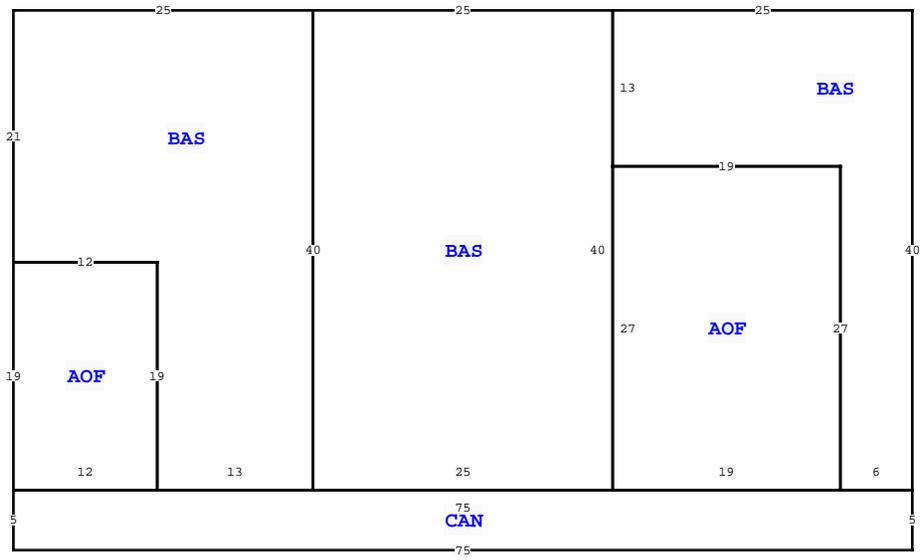
IC CONSTRUCTION LLC
818 WEST DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-17-06262-006


BUILDING CHARACTERISTICS	
ELEMENT	CD
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	% COND
1	WAREH STOR	0%	- 2025							



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	6,616
AOF	513	150		770	14,896
BAS	487	100		487	9,421
BAS	772	100		772	14,935
BAS	1,000	100		1,000	19,345
CAN	375	30		112	2,167
TOTALS	3,375			3,483	67,378

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		67,378	
TOTAL MARKET OB/XF VALUE		4,400	
TOTAL LAND VALUE - MARKET		17,500	
TOTAL MARKET VALUE		89,278	
SOH/AGL Deduction		0	
ASSESSED VALUE		89,278	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		89,278	
TOTAL JUST VALUE		89,278	
NCON VALUE		0	
INCOME VALUE		0	
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
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/27/2022 MLU

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	1.00	1.00	17,500									