COMM NE COR OF SEC, RUN WEST 25
OF TURNER RD, S ALONG R/W 199.39
CONT ALONG R/W 337.65 FT, WEST 4

TORRES REAL ESTATE LLC
484 NW TURNER AVE
LAKE CITY, FL 27030

2027

33-3S-16-02440-002

BUILDING CHARACTERISTICS

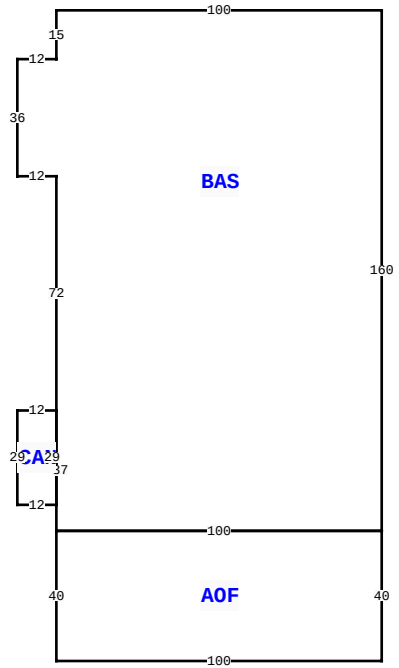
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	09	WALL UNIT 100
Heating Type	04	AIR DUCTED 100
Plumbing		12 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,000	150		6,000	150,012
BAS	16,432	100		16,432	410,833
CAN	348	30		104	2,600
TOTALS	20,780			22,536	563,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	22,536	109.6680	41.67	939,075	1973	1973	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 20432 HX Base Yr



484 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0030	BARN,MT	0	0	80	100	8,000.00	UT	5.00	5.00	100	2011	2011	3	100	40,000	
2	0030	BARN,MT	0	0	20	48	960.00	UT	5.00	5.00	100	2011	2011	3	100	4,800	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	563,445
TOTAL MARKET OB/XF VALUE	50,400
TOTAL LAND VALUE - MARKET	305,790
TOTAL MARKET VALUE	919,635
SOH/AGL Deduction	0
ASSESSED VALUE	919,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	919,635
TOTAL JUST VALUE	919,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	919,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28772	COMMERCIAL	275	08/04/2010
20365	REMODEL	1,245	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/1625	8/25/2009	WD	Q	I	01	595,000
GRANTOR: SAPPHIRE INTERNATIONA						
GRANTEE: TORRES REAL ESTATE						
1179/1623	8/25/2009	QC	U	I	11	100
GRANTOR: SOUTHEAST DEVELOPERS						
GRANTEE: TORRES REAL ESTATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S15 W12 S36 E12 S72 CAN= W12 S29 E12 N29$ S37 AOF= S40 E100 N40 W100$ E100 N160$.

LAND DESCRIPTION

TOTAL OB/XF 50,400

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	152,895.00	SF		1.00	1.00	1.00	2.00	2.00	305,790							

REVIEW DATE 06/20/2023 BY JB Total Acres: 3.51 Total Land Value: 305,790 Market: 0 Agricultural: 0 Common: 305,790 PRINTED 11/16/2026 BY SYS