BEG AT NW COR OF LOT 1, BLOCK 10 HEIGHTS, RUN S 77 DEG E ALONG S 240.49 FT, S 13 DEG W 221.82 FT

BURGHARD PROPERTIES, LLC
1300 MARSH LANDING PKWY, STE 106
JACKSONVILLE, FL 32250

2027

33-3S-17-06430-000

BUILDING CHARACTERISTICS

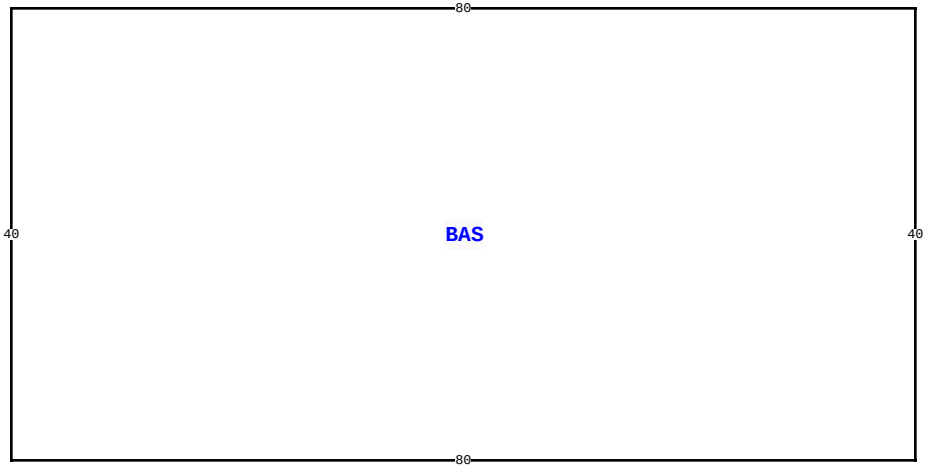
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100		3,200	123,913
TOTALS	3,200			3,200	123,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,200	147.6800	56.12	179,584	2001	2001	0	0	0	31.00	69.00

1 PREF M B A 0% - 2026 Heated Area: 3200 HX Base Yr



1550 E DUVAL ST, 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	0140	CLFENCE 6	0	0	0	0	700.00	UT	3.80	3.80	100	2001	2001	3	100	2,660	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	313,537
TOTAL MARKET OB/XF VALUE	4,160
TOTAL LAND VALUE - MARKET	98,880
TOTAL MARKET VALUE	416,577
SOH/AGL Deduction	0
ASSESSED VALUE	416,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,577
TOTAL JUST VALUE	416,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009	COMMERCIAL	690	03/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1809	12/01/2025	WD	Q	I	01	450,000
GRANTOR: PERSONS JOSEPH N						
GRANTEE: BURGHARD PROPERTIES						
0812/1896	10/23/1995	WD	U	I	12	39,563
GRANTOR: JAMES M CARSON & THOM						
GRANTEE: JOSEPH N PERSONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S40 E80 N40$.

LAND DESCRIPTION

TOTAL OB/XF 4,160

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		CI	0.00	0.00	39,552.00	SF		1.00	1.00	1.00	2.50	2.50	98,880							

REVIEW DATE 04/01/2026 BY TP Total Acres: 0.91 Total Land Value: 98,880 Market: 0 Agricultural: 0 Common: 98,880 PRINTED 11/17/2026 BY SYS

BEG AT NW COR OF LOT 1, BLOCK 10 HEIGHTS, RUN S 77 DEG E ALONG S 240.49 FT, S 13 DEG W 221.82 FT

BURGHARD PROPERTIES, LLC
1300 MARSH LANDING PKWY, STE 106
JACKSONVILLE, FL 32250

2027

33-3S-17-06430-000

BUILDING CHARACTERISTICS

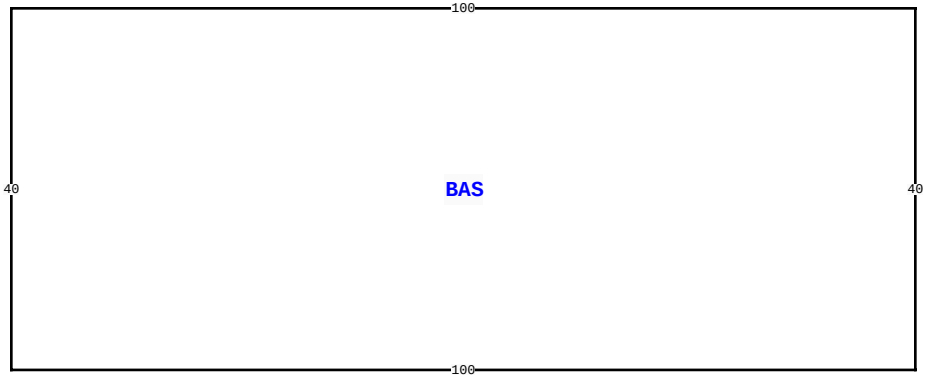
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100		4,000	154,891
TOTALS	4,000			4,000	154,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,000	147.6800	56.12	224,480	2001	2001	0	0	0	31.00	69.00

2 PREF M B A 0% - 2026 Heated Area: 4000 HX Base Yr



1550 E DUVAL ST, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

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SOH/AGL Deduction	0
ASSESSED VALUE	416,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,577
TOTAL JUST VALUE	416,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1809	12/01/2025	WD	Q	I	01	450,000
GRANTOR: PERSONS JOSEPH N						
GRANTEE: BURGHARD PROPERTIES						
0812/1896	10/23/1995	WD	U	I	12	39,563
GRANTOR: JAMES M CARSON & THOM						
GRANTEE: JOSEPH N PERSONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S40 E100 N40$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2026 BY TP Total Acres: 0.91 Total Land Value: 98,880 Market: 0 Agricultural: 0 Common: 98,880 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

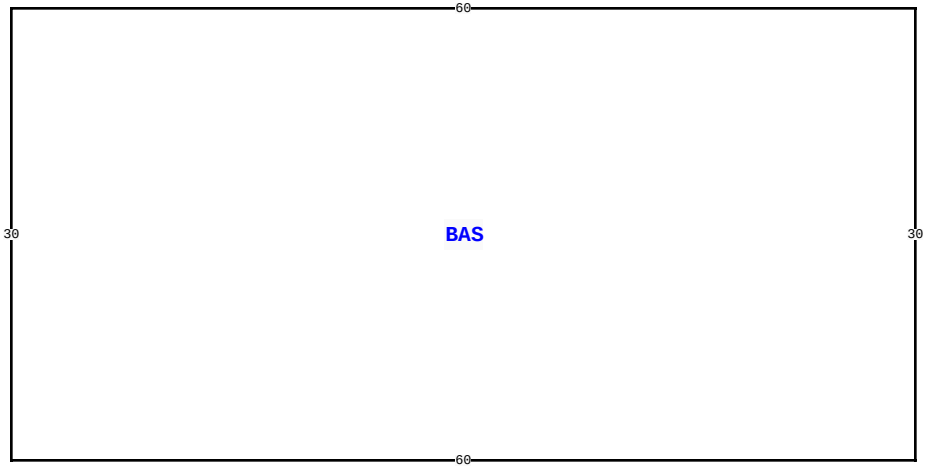
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	34,733
TOTALS	1,800			1,800	34,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	1,800	131.2500	39.38	70,884	2001	2001	0	20	0	31.00	49.00

3 WAREH MINI 0% - 2026 Heated Area: 1800 HX Base Yr



1550 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0812/1896	10/23/1995	WD	U	I	12	39,563
GRANTOR: JAMES M CARSON & THOM						
GRANTEE: JOSEPH N PERSONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2026 BY TP Total Acres: 0.91 Total Land Value: 98,880 Market: 0 Agricultural: 0 Common: 98,880 PRINTED 11/17/2026 BY SYS