ALL LOTS 4 & 5 & S1/2 LOT 6, BLO
HEIGHTS S/D & COMM SE COR OF LOT
DUVAL HEIGHTS S/D, N 148.67 FT W

SOLIDCRAFT LLC
1473 SW MANDIBA DR
LAKE CITY, FL 32024

2027

33-3S-17-06483-000

BUILDING CHARACTERISTICS

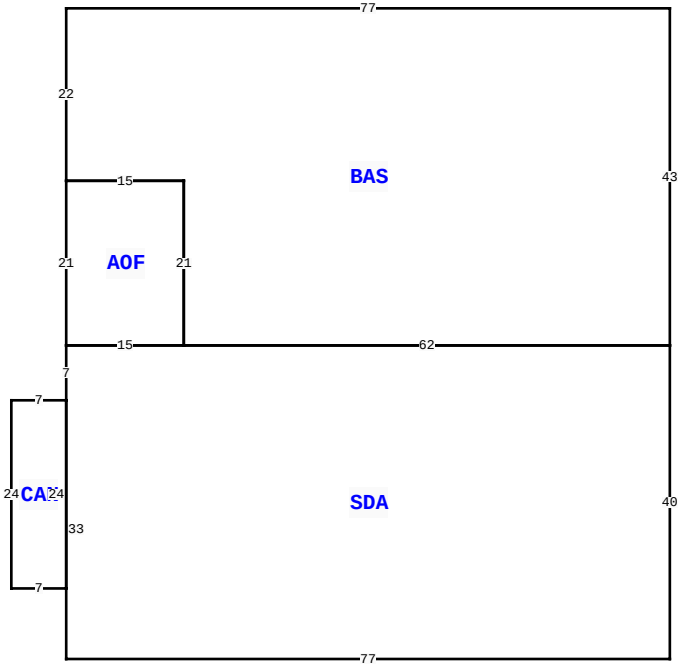
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	315	150		472	4,553
BAS	2,996	100		2,996	28,897
CAN	168	30		50	483
SDA	3,080	185		5,698	54,957
TOTALS	6,559			9,216	88,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	9,216	50.7593	19.29	177,777	1983	1983	0	0	0	50.00	50.00

1 WAREH STOR 0% - 2021 Heated Area: 6391 HX Base Yr



129 NE COLBURN AVE, 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	1.00	UT	0.00	0.00	100	1983	1983	3	100	740	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,082
TOTAL MARKET OB/XF VALUE	740
TOTAL LAND VALUE - MARKET	11,587
TOTAL MARKET VALUE	170,409
SOH/AGL Deduction	0
ASSESSED VALUE	170,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,409
TOTAL JUST VALUE	170,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,409

XFOB:1:1: CONCRETE DOCK

SALE:1:1: LOTS 4, 5 & 6 BLK C DUVAL HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13958	REMODEL	30	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0486	4/01/2020	WD	Q	I	03	265,000
GRANTOR: MIKE TODD CONSTRUCTIO						
GRANTEE: SOLIDCRAFT LLC						
1409/0483	4/01/2020	WD	U	I	11	100
GRANTOR: GEORGE BROOKS ETHERID						
GRANTEE: MIKE TODD CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 S22 AOF= S21 E15 N21 W15$ E15 S21 SDA= W15 S7 CAN= W7 S24 E7 N24$ S33 E77 N40 W62$ E62 N43$.

LAND DESCRIPTION

TOTAL OB/XF 740

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		RSF/MI	60.00	140.00	23,173.92	SF		1.00	1.00	1.00	0.50	0.50	11,587							

REVIEW DATE 03/26/2020 BY BC Total Acres: 0.53 Total Land Value: 11,587 Market: 0 Agricultural: 0 Common: 11,587 PRINTED 11/17/2026 BY SYS

ALL LOTS 4 & 5 & S1/2 LOT 6, BLO HEIGHTS S/D & COMM SE COR OF LOT DUVAL HEIGHTS S/D, N 148.67 FT W

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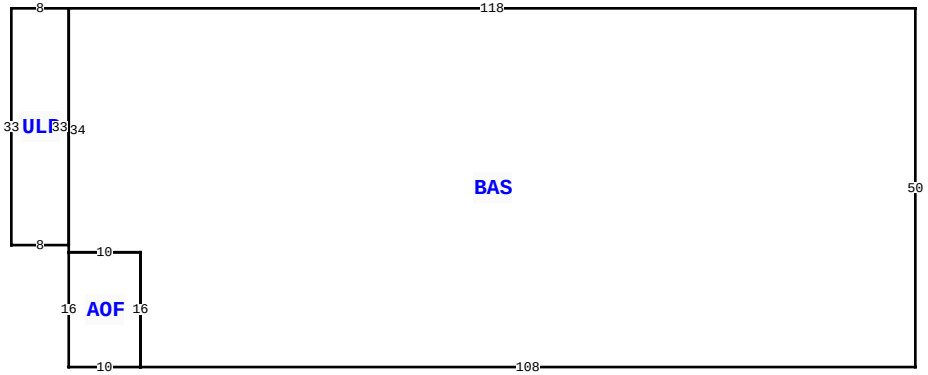
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Heating Type	09	ENG F AIR 100
Plumbing		0 100
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Condition Adj	03	03 100
Quality	02	02
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	160	150		240	2,741
BAS	5,740	100		5,740	65,551
ULP	264	30		79	902
TOTALS	6,164			6,059	69,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	6,059	60.0950	22.84	138,388	1983	1983	0	0	0	50.00	50.00

2 WAREH STOR 0% - 2021 Heated Area: 5900 HX Base Yr



129 NE COLBURN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	170,409
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INCOME VALUE	
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GRANTOR: GEORGE BROOKS ETHERID						
GRANTEE: MIKE TODD CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W118 ULP= W8 S33 E8 N33$ S34 AOF= S16 E10 N16 W10$ E10 S16 E108 N50$.

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

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