

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

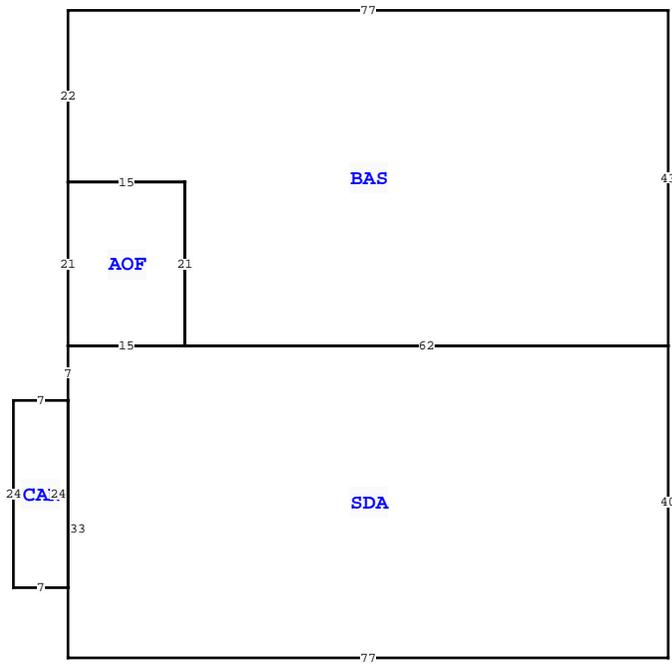
SOLIDCRAFT LLC  
 1473 SW MANDIBA DR  
 LAKE CITY, FL 32024

**2026**

33-3S-17-06483-000  


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 Floor	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	WAREHOUSE/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	4,791
BAS	2,996	100		2,996	30,410
CAN	168	30		50	508
SDA	3,080	185		5,698	57,835
TOTALS	6,559			9,216	93,542

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%	- 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	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			166,371
TOTAL MARKET OB/XF VALUE			740
TOTAL LAND VALUE - MARKET			11,587
TOTAL MARKET VALUE			178,698
SOH/AGL Deduction			0
ASSESSED VALUE			178,698
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,698
TOTAL JUST VALUE			178,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,241

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	Q	I	03	265,000
GRANTOR: MIKE TODD CONSTRUCTIO						
GRANTEE: SOLIDCRAFT LLC						
1409/0483	4/01/2020	WD U	U	I	11	100
GRANTOR: GEORGE BROOKS ETHERID						
GRANTEE: MIKE TODD CONSTRUCT						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
DESCRIPTION	CONC, PAVMT
BLD CAP	0
L W	0 0
UNITS	1.00
UT	0.00
Adj R	
ADJ UNIT PRICE	0.00
ORIG COND	100
YEAR ON	1983
YEAR ACTUAL	1983
Q	3
% COND	100
OB/XF MKT VALUE	740
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							
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		RSF/MR	60.00	140.00	23,173.92	SF		1.00	1.00	1.00	0.50	0.50	11,587							

