N1/2 LOT 6 & ALL LOTS 7 & 8, BLO
HEIGHTS S/D & ALSO THE S1/2 OF L
LIES N OF BLOCK C DUVAL HGTS. (S

SOLIDCRAFT LLC
1473 SW MANDIBA DR
LAKE CITY, FL 32024

**2027**

**33-3S-17-06484-000**

## BUILDING CHARACTERISTICS

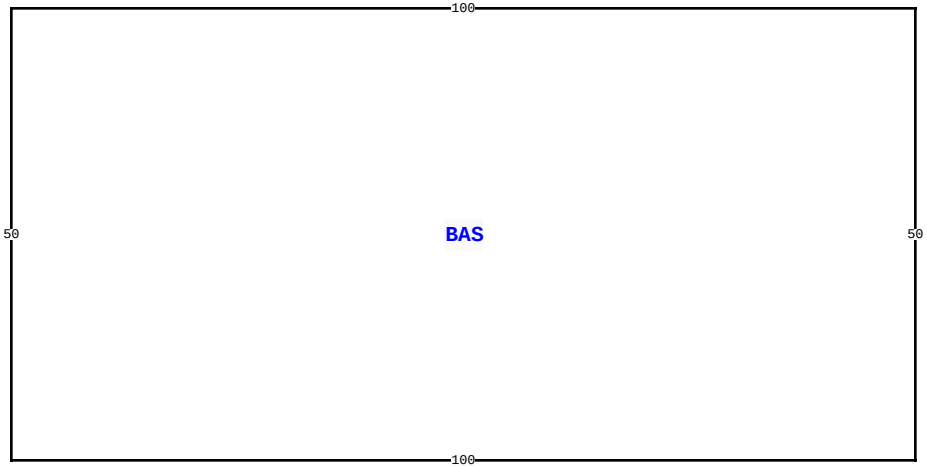
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Common Wall | | 17 100 |
| Story Height | | 10 100 |
| RMS | | 1 100 |
| 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 |
|---|---|---|---|---|---|
| BAS | 5,000 | 100 | | 5,000 | 66,875 |
| TOTALS | 5,000 | | | 5,000 | 66,875 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 5,000 | 70.3902 | 26.75 | 133,750 | 1986 | 1986 | 0 | 0 | 0 | 50.00 | 50.00 |

1 WAREH STOR 0% - 2026 Heated Area: 5000 HX Base Yr




171 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 | 17 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 500 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 16 | 20 | 1.00 | UT | 500.00 | 500.00 | 50 | 1998 | 1998 | 3 | 50 | 250 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 175,213 |
| TOTAL MARKET OB/XF VALUE | 750 |
| TOTAL LAND VALUE - MARKET | 9,605 |
| TOTAL MARKET VALUE | 185,568 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 185,568 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 185,568 |
| TOTAL JUST VALUE | 185,568 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 185,568 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25320 | ADDN COMM | 625 | 12/18/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/1441 | 3/26/2025 | WD | Q | I | 05 | 260,000 |
| GRANTOR: MIKE TODD CONSTRUCTIO | | | | | | |
| GRANTEE: SOLIDCRAFT LLC | | | | | | |
| 1495/1810 | 7/27/2023 | PR | U | I | 19 | 150,000 |
| GRANTOR: ETHERIDGE GEORGE BROO | | | | | | |
| GRANTEE: MIKE TODD CONSTRUCT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W100 S50 E100 N50$.

## LAND DESCRIPTION

TOTAL OB/XF 750

| 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/MH | 50.00 | 140.00 | 21,344.40 | SF | | 1.00 | 1.00 | 0.90 | 0.50 | 0.45 | 9,605 | | | | | | | |

REVIEW DATE 07/11/2025 BY TP Total Acres: 0.49 Total Land Value: 9,605 Market: 0 Agricultural: 0 Common: 9,605 PRINTED 11/17/2026 BY SYS

N1/2 LOT 6 & ALL LOTS 7 & 8, BLO
HEIGHTS S/D & ALSO THE S1/2 OF L
LIES N OF BLOCK C DUVAL HGTS. (S

SOLIDCRAFT LLC
1473 SW MANDIBA DR
LAKE CITY, FL 32024

**2027**

**33-3S-17-06484-000**

## BUILDING CHARACTERISTICS

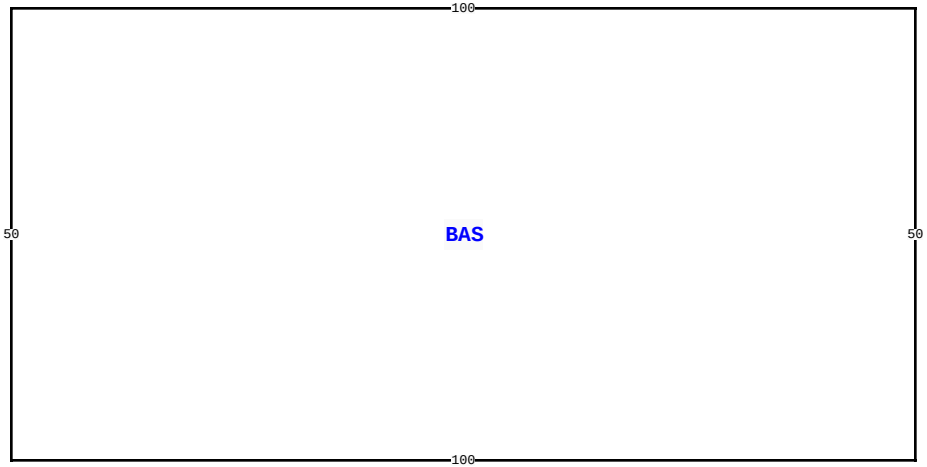
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Common Wall | | 17 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 |
|---|---|---|---|---|---|
| BAS | 5,000 | 100 | | 5,000 | 108,338 |
| TOTALS | 5,000 | | | 5,000 | 108,338 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 5,000 | 70.3902 | 26.75 | 133,750 | 2007 | 2007 | 0 | 0 | 0 | 19.00 | 81.00 |

2 WAREH STOR 0% - 2026 Heated Area: 5000 HX Base Yr




171 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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|---|---|
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| ASSESSED VALUE | 185,568 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 185,568 |
| TOTAL JUST VALUE | 185,568 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 185,568 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: MIKE TODD CONSTRUCTIO | | | | | | |
| GRANTEE: SOLIDCRAFT LLC | | | | | | |
| 1495/1810 | 7/27/2023 | PR | U | I | 19 | 150,000 |
| GRANTOR: ETHERIDGE GEORGE BROO | | | | | | |
| GRANTEE: MIKE TODD CONSTRUCT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W100 S50 E100 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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REVIEW DATE 07/11/2025 BY TP Total Acres: 0.49 Total Land Value: 9,605 Market: 0 Agricultural: 0 Common: 9,605 PRINTED 11/17/2026 BY SYS