

BEG INTERS N R/W US-90 & E R/W
 JONES RD, RUN NW 13.02 FT,
 N 157.43 FT, E 164.35 FT, NE

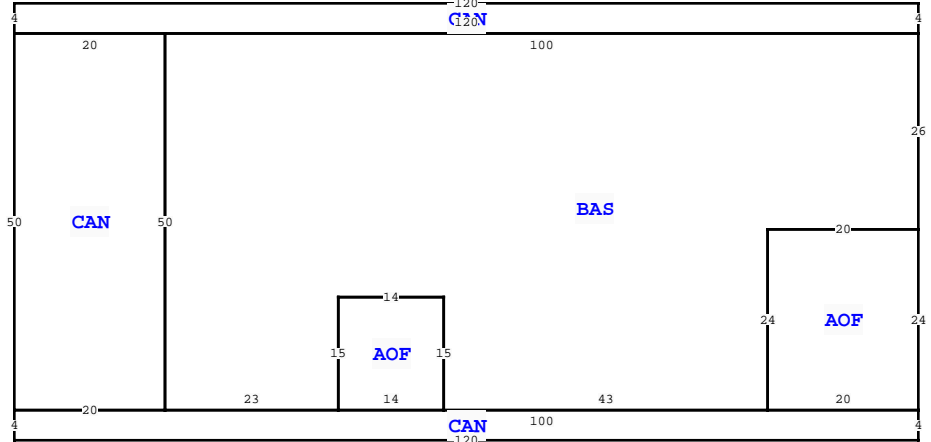
GANSKOP HOLDINGS LLC
 334 SW HAMLET CIR
 LAKE CITY, FL 32024

2026

34-3S-17-06875-005


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 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		2 100			
Frame	05	STEEL 100			
Story Height		16 100			
RMS		3 100			
Stories	0	0 100			
Units	0	0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	2700 VEH SALE/REPAIR				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	150		315	6,857
AOF	480	150		720	15,673
BAS	4,310	100		4,310	93,820
CAN	480	30		144	3,134
CAN	480	30		144	3,134
CAN	1,000	30		300	6,530
TOTALS	6,960			5,933	129,149

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	PREF	M B A	0%	- 2021								
				Heated Area: 5000			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		129,149	
TOTAL MARKET OB/XF VALUE		18,255	
TOTAL LAND VALUE - MARKET		55,458	
TOTAL MARKET VALUE		202,862	
SOH/AGL Deduction		0	
ASSESSED VALUE		202,862	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,862	
TOTAL JUST VALUE		202,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1515	9/24/2020	WD	Q	I	01	228,000
GRANTOR: THE DIESEL DOCTORS OF						
GRANTEE: GANSKOP HOLDINGS LL						
0730/0469	9/10/1990	WD	Q	V		25,000
GRANTOR: G W HUNTER INC						
GRANTEE: DIESEL DOCTORS						

EXTRA FEATURES																	
L N	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	0	0	3	100	6,825	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,119	
3	0260	PAVEMENT-A	0	0	81	114	9,234.00	UT	0.90	0.90	100	2001	2001	3	100	8,311	

TOTAL OB/XF													18,255											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2500	C	SRVC SHOPS	0		00	0.00	0.00	1.58	AC		1.00	1.00	1.30	27,000.00	35,100.00	55,458							

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN= N4 W120 S4 E120\$ BAS= W100 CAN= W20 S50 E20 N50\$ S50 CAN= W20 S4 E120 N4 W100\$ E23 AOF= E14 N15 W14 S15\$ N15 E14 S15 E43 AOF= E20 N24 W20 S24\$ N24 E20 N26\$.	