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

2027

34-3S-17-06875-005

BUILDING CHARACTERISTICS

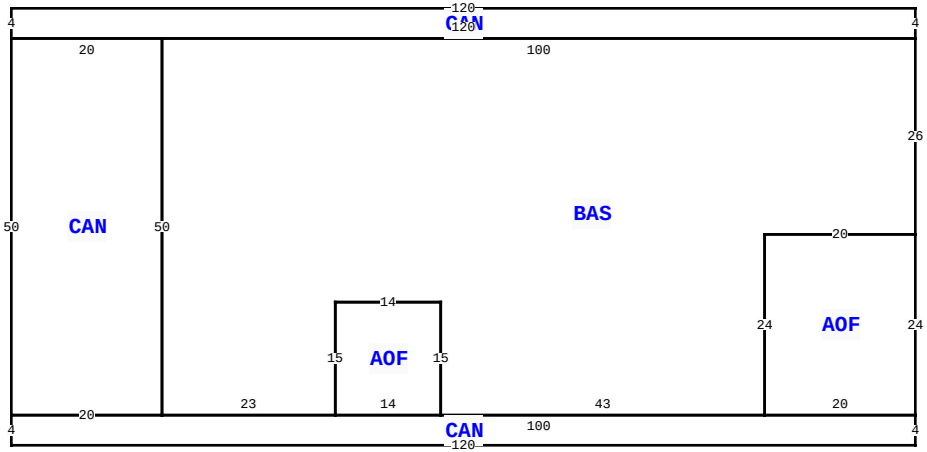
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	0	0 100
Units		0 100
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
8700	06	5,933	95.4720	36.28	215,249	1990	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 2021 Heated Area: 5000 HX Base Yr



125 NE JONES WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

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	202,862

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						

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$.

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	0	0	3	100	6,825	
2	0140	CLFENCE 6	0	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	

LAND DESCRIPTION

TOTAL OB/XF 18,255

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.58 Total Land Value: 55,458 Market: 0 Agricultural: 0 Common: 55,458 PRINTED 11/16/2026 BY SYS