

COMM NW COR LOT B BROOKSIDE
S/D, RUN E 195 FT FOR POB, RUN
E 69.49 FT, NE 28.87 FT, E 25

KELLY SYSTEMS INC
3101 WEST US HWY 90, SUITE 201
LAKE CITY, FL 32055

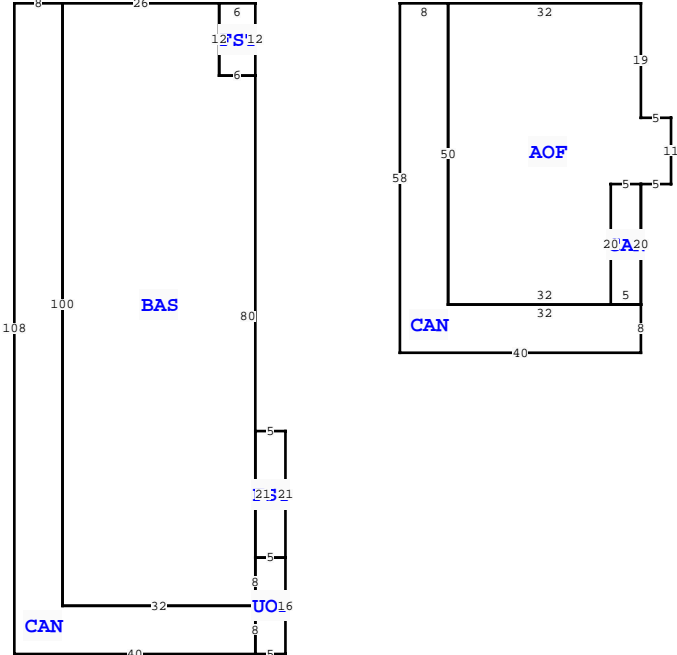
2026

35-3S-16-02574-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	13 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	21 100
Stories	2. 2. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3500	04	5,634	96.8994	62.02	349,421	1986	1990	0	5	0 50.00	45.00		
1 STORE RETL 0% - 0 Heated Area: 4783 HX Base Yr													



Quality	05 05				
DOR CODE	1600 COMMUNITY SHOPPING				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	35316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,655	110		1,820	50,794
BAS	3,128	100		3,128	87,300
CAN	100	30		30	837
CAN	720	30		216	6,028
CAN	1,120	30		336	9,378
FST	72	50		36	1,005
FST	105	50		52	1,451
UOP	80	20		16	446
TOTALS	6,980			5,634	157,239

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			157,239
TOTAL MARKET OB/XF VALUE			11,590
TOTAL LAND VALUE - MARKET			313,632
TOTAL MARKET VALUE			482,461
SOH/AGL Deduction			0
ASSESSED VALUE			482,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			482,461
TOTAL JUST VALUE			482,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4036	MAINT/ALTR	80	12/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BAS= W26 CAN= W8 S108 E40 N8W32N100\$ S100 E32 UOP= S8 E5 N16 W5 S8\$ N8 FST= E5 N21 W5 S21\$ N80 FST= N12 W6 S12 E6\$ W6N12\$ PTR=E70 AOF= W32 CAN= W8 S58 E40 N8 W32 N50\$ S50 E32 CAN= W5 N20 E5 S20\$ N20 E5 N11 W5 N19\$ W70\$.	

BUILDING DIMENSIONS	
BAS= W26 CAN= W8 S108 E40 N8W32N100\$ S100 E32 UOP= S8 E5 N16 W5 S8\$ N8 FST= E5 N21 W5 S21\$ N80 FST= N12 W6 S12 E6\$ W6N12\$ PTR=E70 AOF= W32 CAN= W8 S58 E40 N8 W32 N50\$ S50 E32 CAN= W5 N20 E5 S20\$ N20 E5 N11 W5 N19\$ W70\$.	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,750	
2	0253	LIGHTING	0	0	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	0	0	0	16.00	UT	15.00	15.00	100	1993	1993	3	100	240	

LAND DESCRIPTION														TOTAL OB/XF										
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	1600	C	SH CTR COM	0		CG	0.00	0.00	21,780.00	SF		1.00	1.00	0.90	16.00	14.40	313,632							