COMM AT SW COR OF NE1/4 OF NE 1/
FT TO E R/W OF NE CORTEZ TERR, C
183.02 FT TO POB, CONT EAST 203

QUALITY INDUSTRIES OF AMERICA INC
3631 E US HWY 90
LAKE CITY, FL 32055

2026

35-3S-17-07271-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,589
TOTAL MARKET VALUE	8,589
SOH/AGL Deduction	0
ASSESSED VALUE	8,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,589
TOTAL JUST VALUE	8,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2325	1/26/2023	QC	U	I	11	100
GRANTOR: MESSER W FLOYD LIVING						
GRANTEE: QUALITY INDUSTRIES						
1140/0441	1/03/2008	WD	Q	V	01	2,000,000
GRANTOR: W FLOYD MESSER SR						
GRANTEE: QUALITY INDUSTRIES						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	9900	C	AC NON-AG	0			0.00	0.00	34,357.00	SF		1.00	1.00	1.00	0.25	0.25	8,589							

REVIEW DATE 02/23/2017 BY BC Total Acres: 0.79 Total Land Value: 8,589 Market: 0 Agricultural: 0 Common: 8,589 PRINTED 05/08/2026 BY SYS