COMM NE COR OF NW1/4 OF NE1/4, R
TO S R/W OF WASHINGTON ST EXTEND
-13W ALONG EXTENDED R/W 102.84 F

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

2027

35-3S-17-07277-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

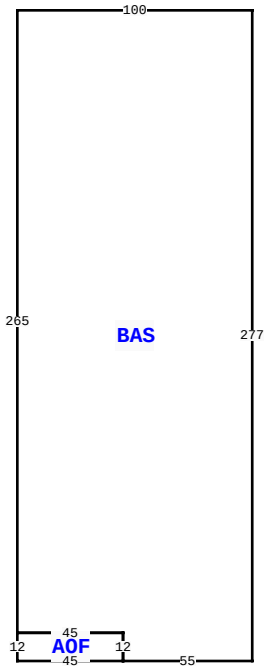
DOR CODE 4200 HEAVY INDUSTRL
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	540	150		810	11,105
BAS	27,160	100		27,160	372,364
TOTALS	27,700			27,970	383,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8100	06	27,970	62.3295	27.42	766,937	1979	1979	0	0	0	50.00	50.00

1 MANUF HEVY 0% - 0 Heated Area: 27700 HX Base Yr



174 NE CORTEZ TER, 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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	383,468
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	89,180
TOTAL MARKET VALUE	473,648
SOH/AGL Deduction	0
ASSESSED VALUE	473,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,648
TOTAL JUST VALUE	473,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,648

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	I	01	2,000,000
GRANTOR: W FLOYD MESSER SR						
GRANTEE: QUALITY INDUSTRIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S265 AOF= S12 E45 N12 W45$ E45 S12 E55 N277$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	4200	C	HEAVY MFG	0		00	0.00	0.00	6.37	AC		1.00	1.00	1.00	14,000.00	14,000.00	89,180							

REVIEW DATE 03/30/2026 BY JB Total Acres: 6.37 Total Land Value: 89,180 Market: 0 Agricultural: 0 Common: 89,180 PRINTED 11/16/2026 BY SYS