COMM NE COR OF SE1/4 OF NE1/4,
RUN W 174.49 FT FOR POB, S
502.86 FT TO N R/W OF US HWY

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2027

35-3S-17-07294-000

BUILDING CHARACTERISTICS

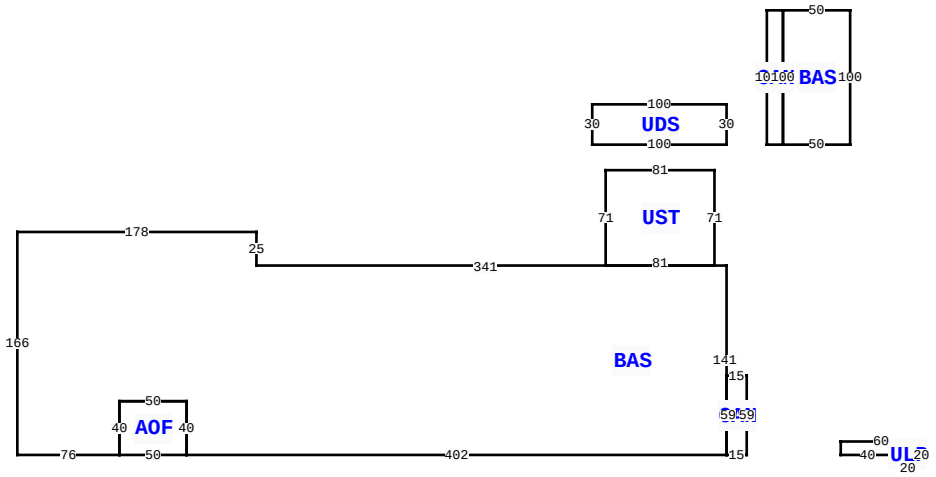
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4100	LIGHT MANUFACTURE
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	2,000	150		3,000	13,530
BAS	5,000	100		5,000	22,550
BAS	76,898	100		76,898	346,810
CAN	885	30		266	1,200
CAN	1,200	30		360	1,624
UDS	3,000	50		1,500	6,765
ULP	800	30		240	1,082
UST	5,751	50		2,876	12,971
TOTALS	95,534			90,140	406,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	90,140	52.4400	22.55	2,032,657	1973	1973	0	55	0	50.00	20.00

1 MANUF LGHT 0% - 0 Heated Area: 83898 HX Base Yr



3719 E US HIGHWAY 90 , 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0030	BARN,MT	0	0	30	49	1,470.00	UT	11.00	11.00	25	2008	2008	3	25	4,043	
3	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	413,855
TOTAL MARKET OB/XF VALUE	11,643
TOTAL LAND VALUE - MARKET	202,800
TOTAL MARKET VALUE	628,298
SOH/AGL Deduction	0
ASSESSED VALUE	628,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,298
TOTAL JUST VALUE	628,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	628,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0578	9/06/2019	WD	Q	I	01	550,000
GRANTOR: SUNNYVIEW WAREHOUSE L						
GRANTEE: COLUMBIA CONSOLIDAT						
1285/0805	10/01/2014	WD	U	I	11	0
GRANTOR: AUDREY S BULLARD & AN						
GRANTEE: SUNNYVIEW WAREHOUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UST= N71 W81 S71 E81$ W341 N25 W178 S166 E76 AOF= E50 N40 W50 S40$ N40 E50 S40 E402 CAN= E15 PTR= E70 ULP= E40 S10 E20 N20 W60 S10$ W70$ N59 W15 S59$ N141$ PTR=N90 UDS= N30 W100 S30 E100$ S90$ PTR=N90 E30 CAN= E12 BAS= E50 N100 W50 S100$ N100 W12 S100$ W30 S90$.

LAND DESCRIPTION

TOTAL OB/XF 11,643

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	4100	C	LIGHT MFG	0		00	0.00	0.00	10.14	AC		1.00	1.00	1.00	20,000.00	20,000.00	202,800							

REVIEW DATE 03/17/2020 BY ME Total Acres: 10.14 Total Land Value: 202,800 Market: 0 Agricultural: 0 Common: 202,800 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4,
RUN W 174.49 FT FOR POB, S
502.86 FT TO N R/W OF US HWY

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2027

35-3S-17-07294-000

BUILDING CHARACTERISTICS

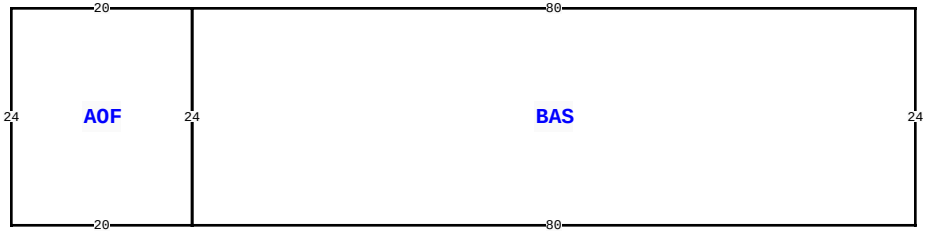
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	4100	LIGHT MANUFACTURE
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	480	110		528	1,580
BAS	1,920	100		1,920	5,745
TOTALS	2,400			2,448	7,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6700	04	2,448	30.5235	14.96	36,622	1999	1999	0	0	50	35.00	20.00

2 SERV SHOP 0% - 0 Heated Area: 2400 HX Base Yr



3719 E US HIGHWAY 90 , 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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BASE TAXABLE VALUE	628,298
TOTAL JUST VALUE	628,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	628,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: COLUMBIA CONSOLIDAT						
1285/0805	10/01/2014	WD	U	I	11	0
GRANTOR: AUDREY S BULLARD & AN						
GRANTEE: SUNNYVIEW WAREHOUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 AOF= W20 S24 E20 N24$ S24 E80 N24$.

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

REVIEW DATE 03/17/2020 BY ME Total Acres: 10.14 Total Land Value: 202,800 Market: 0 Agricultural: 0 Common: 202,800 PRINTED 11/16/2026 BY SYS