



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL 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		2 100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	02	02 100	
Quality	03	03	
DOR CODE	4200	HEAVY INDUSTRIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,700	150	
AOF	55	150	2026
AOF	180	150	2026
BAS	18,325	100	2026
CAN	1,200	30	
CAN	8,700	30	
TOTALS	30,160		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF HEVY	0% - 0		30.66	741,880	1973	1973	0	0	50.00	50.00

Heated Area: 20260 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			673,685
TOTAL MARKET OB/XF VALUE			18,890
TOTAL LAND VALUE - MARKET			132,000
TOTAL MARKET VALUE			824,575
SOH/AGL Deduction			49,152
ASSESSED VALUE			775,423
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			775,423
TOTAL JUST VALUE			824,575
NCON VALUE			2,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			702,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32923	COMMERCIAL	75	04/29/2015

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	9,790
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	1,600
3	0041	BARN, MACH	0	0	0	0	1.00	UT	0.00	0.00	5,000
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	2,500

TOTAL OB/XF												18,890												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	4.40	AC		1.00	1.00	1.20	25,000.00	30,000.00	132,000							

BUILDING NOTES	
CAN=[ORIG=-11,0] N50 W174 S50 E174 \$	
AOF=[ORIG=-193,0] W17 S100 E17 N100 \$	
CAN=[ORIG=-8,100] E12 N100 W12 S100 \$	
AOF=[YR=2026;ORIG=-193,0] E5 S11 W5 N11 \$	
AOF=[YR=2026;ORIG=-193,25] E12 S15 W12 N15 \$	
BAS=[YR=2026;ORIG=-188,0] E180 S100 W163 S5 W12 N5 W10 N60 E12 N15 W12 N14 E5 N11 \$	

LAND DESCRIPTION		TOTAL OB/XF																							
1	4200	C	HEAVY MFG	0			0.00	0.00	4.40	AC		1.00	1.00	1.20	25,000.00	30,000.00	132,000								



