COMM SW COR OF NE1/4 OF NE1/4, R
TO E R/W OF NE CORTEZ TERR FOR P
ALONG E R/W 81.44 FT TO S R/W OF

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

2026

35-3S-17-07311-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		0 100
Condition Adj	02	02 100
Quality	03	03

DOR CODE 4200 HEAVY INDUSTRL

MAP NUM | MKT AREA 06

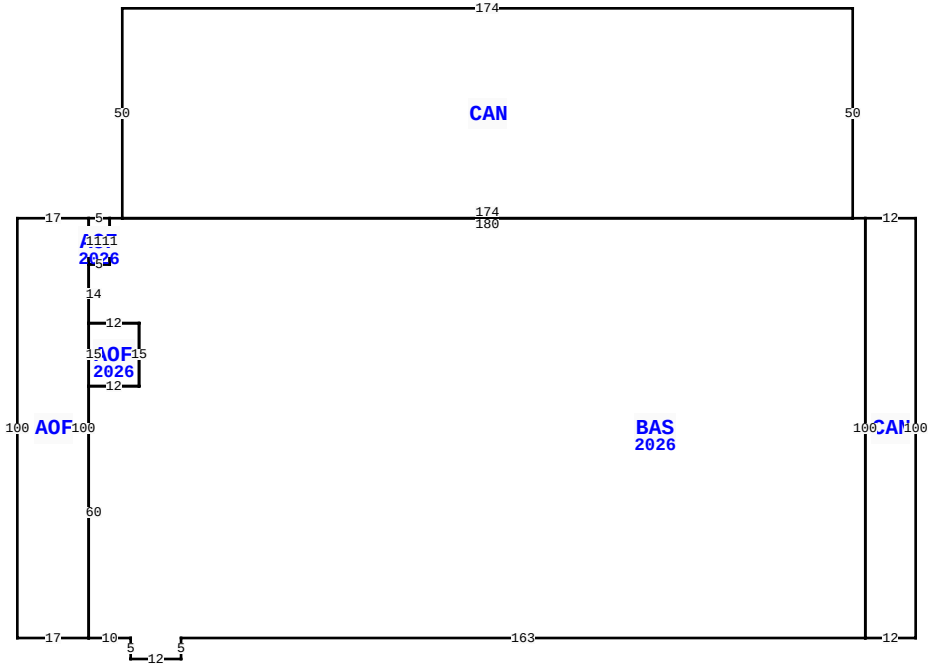
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,700	150		2,550	35,828
AOF	55	150	2026	82	1,152
AOF	180	150	2026	270	3,794
BAS	18,325	100	2026	18,325	257,467
CAN	1,200	30		360	5,058
CAN	8,700	30		2,610	36,671
TOTALS	30,160			24,197	339,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8100	06	24,197	63.8685	28.10	679,936	1973	1973	0	0	0	50.00	50.00

1 MANUF HEVY 0% - 0 Heated Area: 20260 HX Base Yr



3631 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0.00	0.00	100	0	0	3	100	9,790	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
3	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	618,168
TOTAL MARKET OB/XF VALUE	18,890
TOTAL LAND VALUE - MARKET	142,560
TOTAL MARKET VALUE	779,618
SOH/AGL Deduction	4,195
ASSESSED VALUE	775,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	775,423
TOTAL JUST VALUE	779,618
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						

BUILDING NOTES

BUILDING DIMENSIONS

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 18,890

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			0.00	0.00	4.40	AC		1.00	1.00	1.20	27,000.00	32,400.00	142,560							

REVIEW DATE 03/30/2026 BY TP Total Acres: 4.40 Total Land Value: 142,560 Market: 0 Agricultural: 0 Common: 142,560 PRINTED 06/19/2026 BY SYS

COMM SW COR OF NE1/4 OF NE1/4, R
TO E R/W OF NE CORTEZ TERR FOR P
ALONG E R/W 81.44 FT TO S R/W OF

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3631 E US HWY 90
LAKE CITY, FL 32055

2026

35-3S-17-07311-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		0 100
Condition Adj	02	02 100
Quality	03	03

DOR CODE 4200 HEAVY INDUSTRL

MAP NUM | MKT AREA 06

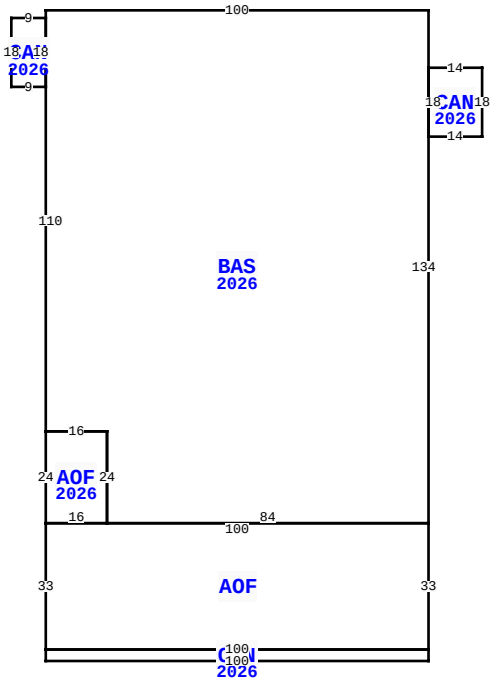
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,300	150		4,950	69,548
AOF	384	150	2026	576	8,093
BAS	13,016	100	2026	13,016	182,875
CAN	162	30	2026	49	689
CAN	252	30	2026	76	1,068
CAN	300	30	2026	90	1,265
TOTALS	17,414			18,757	263,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8100	06	18,757	63.8685	28.10	527,072	1977	1977	0	0	0	50.00	50.00

2 MANUF HEVY 0% - 0 Heated Area: 16700 HX Base Yr



3631 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	618,168
TOTAL MARKET OB/XF VALUE	18,890
TOTAL LAND VALUE - MARKET	142,560
TOTAL MARKET VALUE	779,618
SOH/AGL Deduction	4,195
ASSESSED VALUE	775,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	775,423
TOTAL JUST VALUE	779,618
NCON VALUE	2,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,657

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

AOF=[ORIG=-100,134] S33 E100 N33 W100 $
BAS=[YR=2026;ORIG=-100,0] E100 S134 W84 N24 W16 N110 $
AOF=[YR=2026;ORIG=-100,110] E16 S24 W16 N24 $
CAN=[YR=2026;ORIG=0,167] S3 W100 N3 E100 $
CAN=[YR=2026;ORIG=0,15] E14 S18 W14 N18 $
CAN=[YR=2026;ORIG=-100,2] S18 W9 N18 E9 $
.

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 03/30/2026 BY TP Total Acres: 4.40 Total Land Value: 142,560 Market: 0 Agricultural: 0 Common: 142,560 PRINTED 06/19/2026 BY SYS

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TO E R/W OF NE CORTEZ TERR FOR P
ALONG E R/W 81.44 FT TO S R/W OF

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3631 E US HWY 90
LAKE CITY, FL 32055

2026

35-3S-17-07311-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4200	HEAVY INDUSTRL

MAP NUM | MKT AREA 06

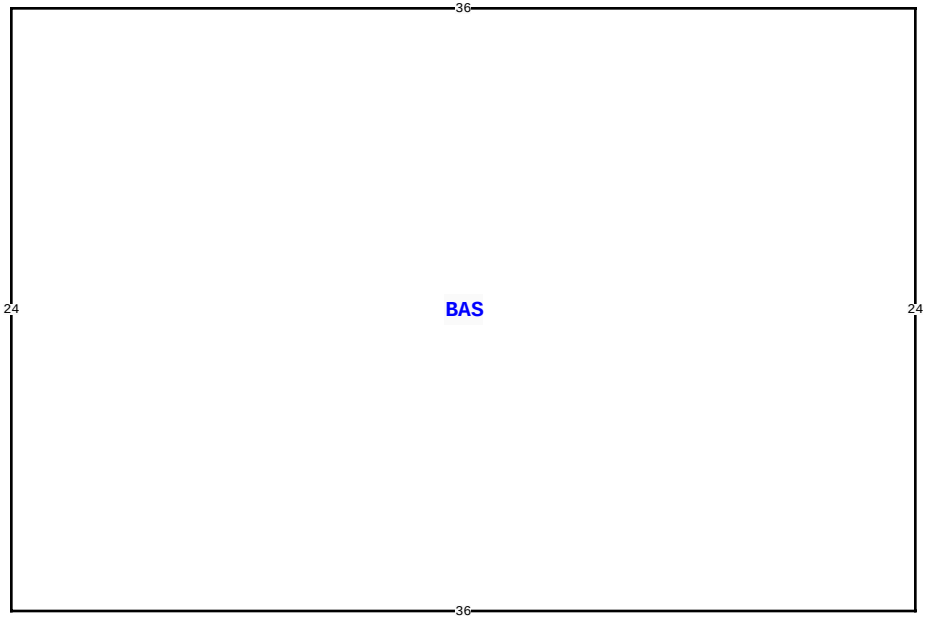
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	14,664
TOTALS	864			864	14,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	04	864	77.1498	42.43	36,660	1985	2000	0	0	0	60.00	40.00

3 MH/NOTITLE 0% - 0 Heated Area: 864 HX Base Yr



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 MLU
INC DATE | AG DATE

3631 E US HIGHWAY 90 , LAKE CITY

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 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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INCOME VALUE	
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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= W36 S24 E36 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 03/30/2026 BY TP Total Acres: 4.40 Total Land Value: 142,560 Market: 0 Agricultural: 0 Common: 142,560 PRINTED 06/19/2026 BY SYS