COMM NW COR, RUN E 1675.73 FT TO POB, CONT E 1888.5 FT TO NE COR NE1/4, RUN S 502.11 FT TO N R/W

MAYO FERTILIZER INC
P O BOX 357
MAYO, FL 32066

2027

36-3S-17-07463-002

BUILDING CHARACTERISTICS

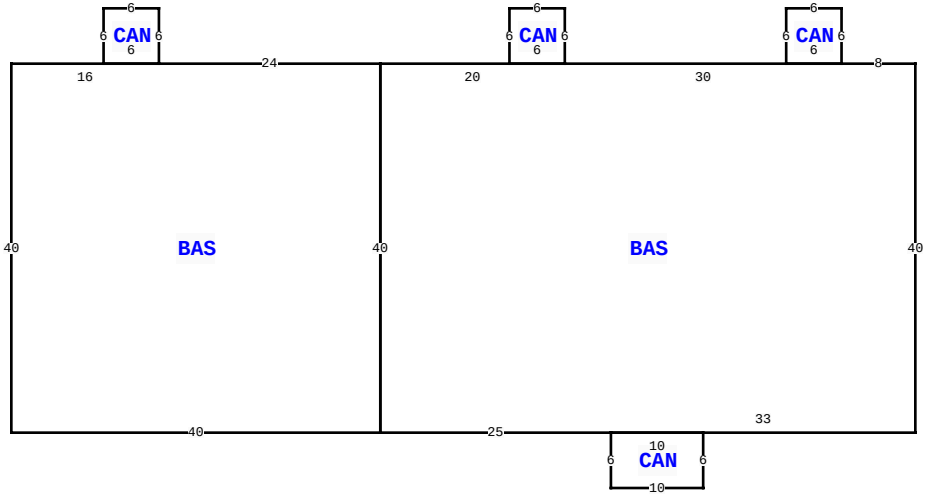
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4700	MINERAL PROCESSING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	97,543
BAS	2,320	100		2,320	141,437
CAN	36	30		11	671
CAN	36	30		11	671
CAN	36	30		11	671
CAN	60	30		18	1,097
TOTALS	4,088			3,971	242,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,971	104.2772	77.17	306,442	2006	2006	0	0	0	21.00	79.00

1 OFFICE LOW 0% - 0 Heated Area: 3920 HX Base Yr



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

413 NE MCCLOSKEY AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,499,193
TOTAL MARKET OB/XF VALUE	361,322
TOTAL LAND VALUE - MARKET	482,000
TOTAL MARKET VALUE	5,342,515
SOH/AGL Deduction	0
ASSESSED VALUE	5,342,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342,515
TOTAL JUST VALUE	5,342,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,342,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054178	Roof Replacement	57,000	10/01/2025
000049175	New Commercial Co	55,000	02/08/2024
33801	COMMERCIAL	15,227	03/02/2016
31656	ADDN COMM	675	12/19/2013
30323	ADDN COMM	491	07/27/2012
24909	COMMERCIAL	823	08/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/2006	3/10/2005	WD	Q	V		445,500
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0885/0663	7/15/1999	WD	Q	V		134,400
GRANTOR: MUTUAL DISTRIBUTORS						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-2,0] W8 W30 W20 S40 E25 E33 N40 $
BAS=[ORIG=-60,0] W24 W16 S40 E40 N40 $
CAN=[ORIG=-35,40] E10 S6 W10 N6 $
CAN=[ORIG=-10,0] N6 W6 S6 E6 $
CAN=[ORIG=-40,0] N6 W6 S6 E6 $
CAN=[ORIG=-84,0] N6 W6 S6 E6 $
.

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	0283	RR SPUR	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	114,600	
2	0140	CLFENCE 6	0	0	0	0	4,906.00	UT	9.50	9.50	75	2006	2006	3	75	34,955	
3	0161	3-STRAND B	0	0	0	0	4,906.00	UT	1.75	1.75	75	2006	2006	3	75	6,439	
4	0040	BARN,POLE	0	0	0	0	960.00	UT	3.00	3.00	100	2007	2007	3	100	2,880	
5	0260	PAVEMENT-A	0	0	0	0	89,350.00	UT	1.85	1.85	100	2007	2007	3	100	165,298	
6	0166	CONC,PAVMT	0	0	0	0	860.00	UT	2.50	2.50	100	2008	2008	3	100	2,150	
7	0040	BARN,POLE	0	0	24	40	960.00	UT	10.00	10.00	100	2008	2008	3	100	9,600	
8	0294	SHED WOOD/	0	0	10	20	200.00	UT	12.00	12.00	100	2008	2008	3	100	2,400	
9	0166	CONC,PAVMT	0	0	0	0	1,500.00	UT	2.00	2.00	100	2016	2016	3	100	3,000	
10	0040	BARN,POLE	0	0	40	50	2,000.00	UT	10.00	10.00	100	2026	2025		100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 361,322

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	4700	C	MINERAL PR	0			0.00	0.00	24.10	AC		1.00	1.00	1.00	20,000.00	20,000.00	482,000							

REVIEW DATE 03/23/2026 BY JB Total Acres: 24.10 Total Land Value: 482,000 Market: 0 Agricultural: 0 Common: 482,000 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN E 1675.73 FT TO POB, CONT E 1888.5 FT TO NE COR NE1/4, RUN S 502.11 FT TO N R/W

MAYO FERTILIZER INC
P O BOX 357
MAYO, FL 32066

2027

36-3S-17-07463-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4700	MINERAL PROCESSING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100		4,800	187,021
BAS	9,000	100		9,000	350,665
CAN	156	30		47	1,831
CAN	2,000	30		600	23,378
CLP	360	60		216	8,416
TOTALS	16,316			14,663	571,311

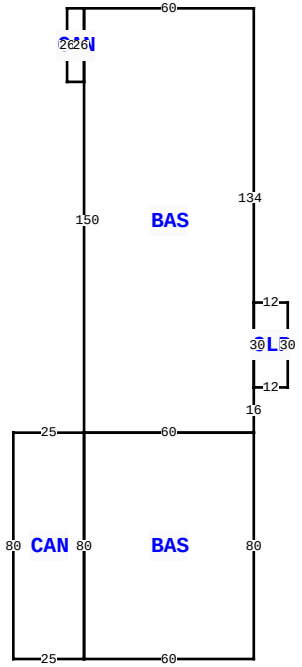
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	14,663	129.7920	49.32	723,179	2006	2006	0	0	0	21.00	79.00

2 PREF M B A 0% - 0

Heated Area: 13800

HX Base Yr



413 NE MCCLOSKEY AVE, 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 6 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,499,193
TOTAL MARKET OB/XF VALUE	361,322
TOTAL LAND VALUE - MARKET	482,000
TOTAL MARKET VALUE	5,342,515
SOH/AGL Deduction	0
ASSESSED VALUE	5,342,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342,515
TOTAL JUST VALUE	5,342,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,342,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24910	COMMERCIAL	1,024	08/24/2006
24807	COMMERCIAL	10,535	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/2006	3/10/2005	WD	Q	V		445,500
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0885/0663	7/15/1999	WD	Q	V		134,400
GRANTOR: MUTUAL DISTRIBUTORS						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 CAN= W25 S80 E25 N80$ S80 E60 N80$ BAS= N16 CLP= E12 N30 W12 S30$ N134 W60 CAN= W6 S26 E6 N26 $ S150 E60$.

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 03/23/2026 BY JB Total Acres: 24.10 Total Land Value: 482,000 Market: 0 Agricultural: 0 Common: 482,000 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN E 1675.73 FT TO POB, CONT E 1888.5 FT TO NE COR NE1/4, RUN S 502.11 FT TO N R/W

MAYO FERTILIZER INC
P O BOX 357
MAYO, FL 32066

2027

36-3S-17-07463-002

BUILDING CHARACTERISTICS

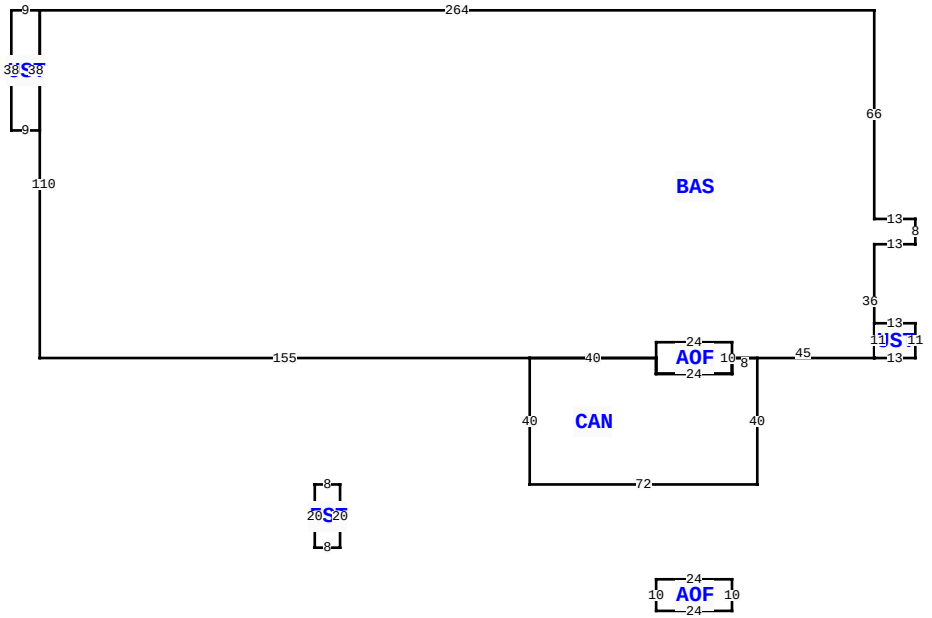
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	04	REIN CONC 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	4700	MINERAL PROCESSING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	150		360	12,559
AOF	240	150		360	12,559
BAS	29,264	100		29,264	1,020,924
CAN	2,760	30		828	28,886
FST	160	70		112	3,907
UST	143	50		72	2,512
UST	342	50		171	5,966
TOTALS	33,149			31,167	1,087,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	31,167	113.3445	43.07	1,342,363	2007	2007	0	0	0	19.00	81.00

3 WAREH STOR 0% - 0 Heated Area: 29744 HX Base Yr



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

413 NE MCCLOSKEY AVE, 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 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,499,193
TOTAL MARKET OB/XF VALUE	361,322
TOTAL LAND VALUE - MARKET	482,000
TOTAL MARKET VALUE	5,342,515
SOH/AGL Deduction	0
ASSESSED VALUE	5,342,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342,515
TOTAL JUST VALUE	5,342,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,342,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/2006	3/10/2005	WD	Q	V		445,500
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0885/0663	7/15/1999	WD	Q	V		134,400
GRANTOR: MUTUAL DISTRIBUTORS						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W264 UST= W9 S38 E9 N38$ S110 E155 CAN= S40 PTR= W60 FST= S20 W8 N20 E8$ E60$ E72 N40 W8 S5 W24 N5 W40$ E40 AOF= S5 E24 N10 W24 S5$ PTR= S70 AOF= S10 E24 N10 W24$ N70$ S5 E24 N5 E45 UST= E13 N11 W13 S11 $ N36 E13 N8 W13 N66$.

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 03/23/2026 BY JB Total Acres: 24.10 Total Land Value: 482,000 Market: 0 Agricultural: 0 Common: 482,000 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN E 1675.73 FT TO POB, CONT E 1888.5 FT TO NE COR NE1/4, RUN S 502.11 FT TO N R/W

MAYO FERTILIZER INC
P O BOX 357
MAYO, FL 32066

2027

36-3S-17-07463-002

BUILDING CHARACTERISTICS

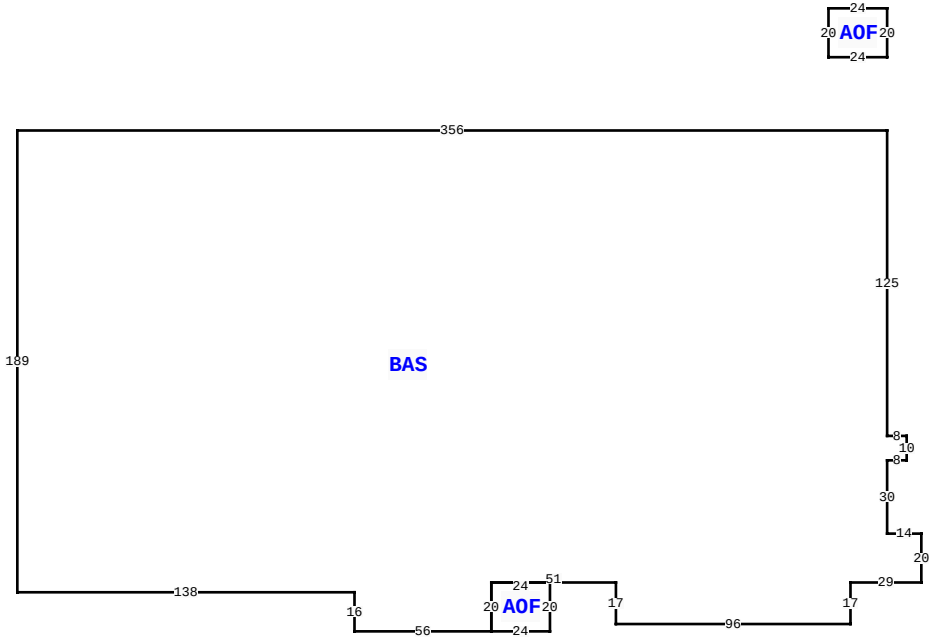
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		40 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	4700	MINERAL PROCESSING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150		720	25,780
AOF	480	150		720	25,780
BAS	69,524	100		69,524	2,489,307
TOTALS	70,484			70,964	2,540,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	70,964	101.3158	38.50	2,732,114	2016	2016	0	0	0	7.00	93.00

4 WAREH STOR 0% - 0 Heated Area: 70484 HX Base Yr



413 NE MCCLOSKEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,499,193
TOTAL MARKET OB/XF VALUE	361,322
TOTAL LAND VALUE - MARKET	482,000
TOTAL MARKET VALUE	5,342,515
SOH/AGL Deduction	0
ASSESSED VALUE	5,342,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342,515
TOTAL JUST VALUE	5,342,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,342,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/2006	3/10/2005	WD	Q	V		445,500
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0885/0663	7/15/1999	WD	Q	V		134,400
GRANTOR: MUTUAL DISTRIBUTORS						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W356 S189 E138 S16 E56 AOF= E24 N20 W24 S20$ N20 E51 S17 E96 N17 E29 N20 W14 N30 E8 N10 W8 N125$ PTR= N 30 AOF= N20 W24 S20 E24$ S30$.

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

REVIEW DATE 03/23/2026 BY JB Total Acres: 24.10 Total Land Value: 482,000 Market: 0 Agricultural: 0 Common: 482,000 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN E 1675.73 FT TO POB, CONT E 1888.5 FT TO NE COR NE1/4, RUN S 502.11 FT TO N R/W

MAYO FERTILIZER INC
P O BOX 357
MAYO, FL 32066

2027

36-3S-17-07463-002

BUILDING CHARACTERISTICS

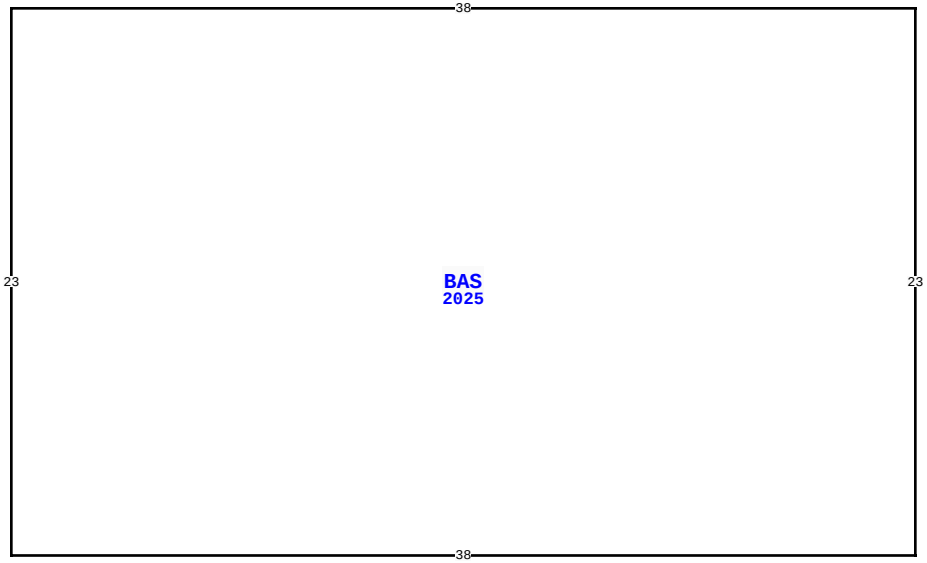
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	4700	MINERAL PROCESSING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	2025	874	29,585
TOTALS	874			874	29,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	874	91.4850	67.70	59,170	1980	1980	0	0	0	50.00	50.00

5 OFFICE LOW 0% - 2025 Heated Area: 874 HX Base Yr



413 NE MCCLOSKEY AVE, 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 5 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,499,193
TOTAL MARKET OB/XF VALUE	361,322
TOTAL LAND VALUE - MARKET	482,000
TOTAL MARKET VALUE	5,342,515
SOH/AGL Deduction	0
ASSESSED VALUE	5,342,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342,515
TOTAL JUST VALUE	5,342,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,342,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/2006	3/10/2005	WD	Q	V		445,500
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0885/0663	7/15/1999	WD	Q	V		134,400
GRANTOR: MUTUAL DISTRIBUTORS						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S23 E38 N23 W38 $

.

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 03/23/2026 BY JB Total Acres: 24.10 Total Land Value: 482,000 Market: 0 Agricultural: 0 Common: 482,000 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN E 1675.73 FT TO POB, CONT E 1888.5 FT TO NE COR NE1/4, RUN S 502.11 FT TO N R/W

MAYO FERTILIZER INC
P O BOX 357
MAYO, FL 32066

2027

36-3S-17-07463-002

BUILDING CHARACTERISTICS

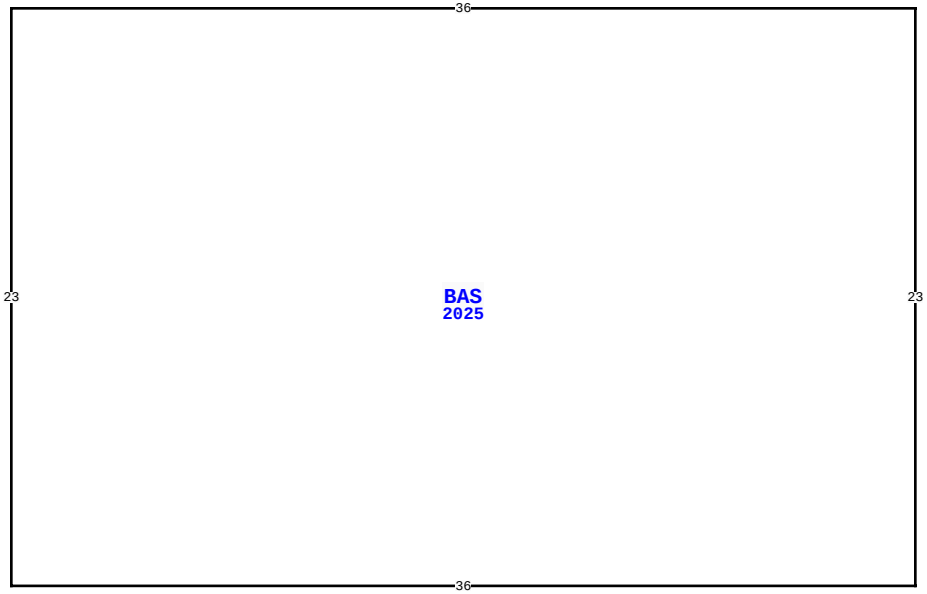
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	4700	MINERAL PROCESSING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	2025	828	28,028
TOTALS	828			828	28,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	828	91.4850	67.70	56,056	1990	1990	0	0	0	50.00	50.00

6 OFFICE LOW 0% - 2025 Heated Area: 828 HX Base Yr



413 NE MCCLOSKEY AVE, 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,499,193
TOTAL MARKET OB/XF VALUE	361,322
TOTAL LAND VALUE - MARKET	482,000
TOTAL MARKET VALUE	5,342,515
SOH/AGL Deduction	0
ASSESSED VALUE	5,342,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342,515
TOTAL JUST VALUE	5,342,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,342,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1040/2006	3/10/2005	WD	Q	V		445,500
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0885/0663	7/15/1999	WD	Q	V		134,400
GRANTOR: MUTUAL DISTRIBUTORS						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S23 E36 N23 W36 $

.

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 03/23/2026 BY JB Total Acres: 24.10 Total Land Value: 482,000 Market: 0 Agricultural: 0 Common: 482,000 PRINTED 11/16/2026 BY SYS