BEG NW COR, RUN E 1595.73 FT, S
N R/W OF RR, RUN W ALONG R/W 172
755.54 FT TO POB.

MAYO FERTILIZER INC
PO BOX 537
MAYO, FL 32066

2027

36-3S-17-07463-005

BUILDING CHARACTERISTICS

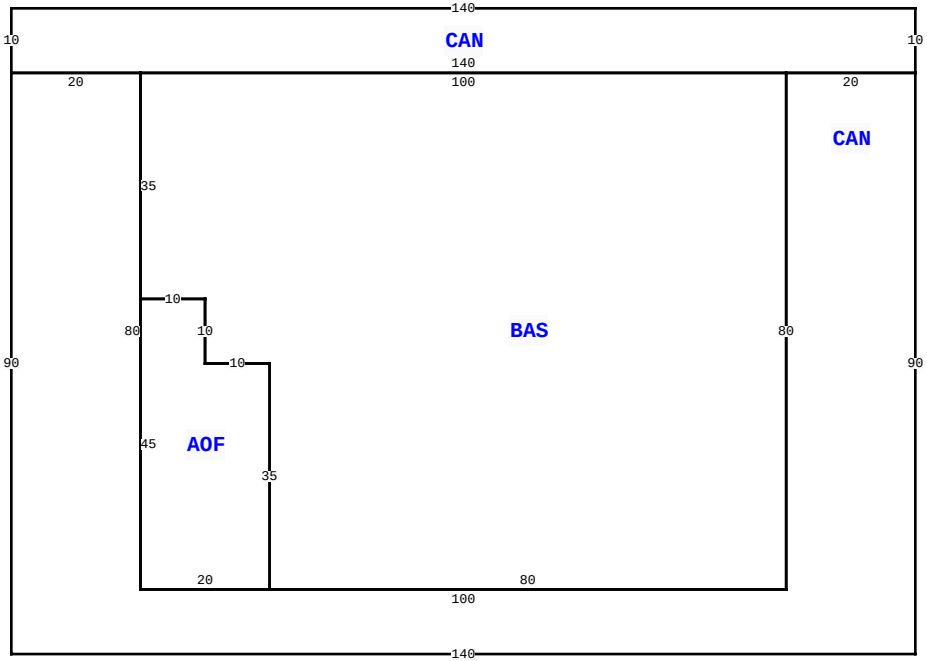
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Units		N/A 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
AOF	800	150		1,200	41,578
BAS	7,200	100		7,200	249,468
CAN	1,400	30		420	14,552
CAN	4,600	30		1,380	47,815
TOTALS	14,000			10,200	353,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,200	94.0016	35.72	364,344	2021	2021	0	0	0	3.00	97.00

1 PREF M B A 0% - 2022 Heated Area: 8000 HX Base Yr



412 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
1	0260	PAVEMENT-A	0	0	0	0	44,040.00	UT	1.60	1.60	100	2022	2021		100	70,464	
2	0140	CLFENCE 6	0	0	0	0	4,700.00	UT	7.50	7.50	100	2022	2021		100	35,250	
3	0260	PAVEMENT-A	0	0	0	0	98,888.00	UT	2.00	2.00	100	2026	2025		100	197,776	
4	0020	BARN,FR	0	0	28	28	784.00	UT	15.00	15.00	100	2026	2025		100	11,760	
5	0283	RR SPUR	0	0	0	0	1,920.00	UT	50.00	50.00	100	2026	2025		100	96,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,701,763
TOTAL MARKET OB/XF VALUE	411,250
TOTAL LAND VALUE - MARKET	498,800
TOTAL MARKET VALUE	2,611,813
SOH/AGL Deduction	0
ASSESSED VALUE	2,611,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,611,813
TOTAL JUST VALUE	2,611,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,611,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052597	Electrical Servic	100,000	03/14/2025
40315	COMMERCIAL	0	08/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1517	3/30/2018	WD	U	V	31	300,000
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0884/1741	7/15/1999	WD	Q	V		147,000
GRANTOR: BUCK, ANDREWS LEWIS A						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,0] S35 E10 S10 E10 S35 E80 N80 W100 $
CAN=[ORIG=-10,0] S90 E140 N90 W20 S80 W100 N80 W20 $
CAN=[ORIG=-10,-10] S10 E140 N10 W140 $
AOF=[ORIG=10,35] S45 E20 N35 W10 N10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 411,250

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		A-1	0.00	0.00	24.94	AC		1.00	1.00	1.00	20,000.00	20,000.00	498,800							

REVIEW DATE 01/08/2026 BY ME Total Acres: 24.94 Total Land Value: 498,800 Market: 0 Agricultural: 0 Common: 498,800 PRINTED 11/16/2026 BY SYS

BEG NW COR, RUN E 1595.73 FT, S
N R/W OF RR, RUN W ALONG R/W 172
755.54 FT TO POB.

MAYO FERTILIZER INC
PO BOX 537
MAYO, FL 32066

2027

36-3S-17-07463-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
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
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4700	MINERAL PROCESSING

MAP NUM | MKT AREA 06

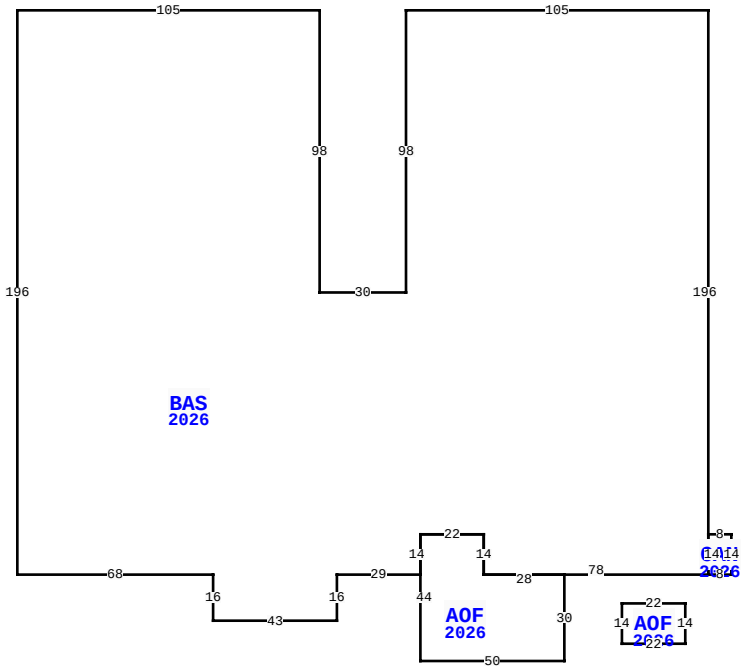
NEIGHBORHOOD/LOC 36317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	308	150	2026	462	13,063
AOF	1,808	150	2026	2,712	76,680
BAS	44,480	100	2026	44,480	1,257,646
CAN	112	30	2026	34	961
TOTALS	46,708			47,688	1,348,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	47,688	75.1450	28.56	1,361,969	2025	2025	0	0	0	1.00	99.00

2 WAREH STOR 0% - 2026 Heated Area: 46596 HX Base Yr



412 NE MCCLOSKEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	2,611,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,611,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0884/1741	7/15/1999	WD	Q	V		147,000
GRANTOR: BUCK, ANDREWS LEWIS A						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-90,-311] S196 E68 S16 E43 N16 E29 N14 E22 S14 E78 N196 W105 S98 W30 N98 W105 $
AOF=[YR=2026;ORIG=50,-129] S44 E50 N30 W28 N14 W22 $
AOF=[YR=2026;ORIG=120,-105] S14 E22 N14 W22 $
CAN=[YR=2026;ORIG=150,-129] S14 E8 N14 W8 $
.

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 01/08/2026 BY ME Total Acres: 24.94 Total Land Value: 498,800 Market: 0 Agricultural: 0 Common: 498,800 PRINTED 11/16/2026 BY SYS