COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41, NW ALONG R/W 500 FT
NW ALONG R/W 700 FT, SW 300 FT,

PRECISION ALIGNMENT AND REPAIR LLC
1626 NW MAIN BLVD
LAKE CITY, FL 32055

2026

19-3S-17-05080-000

BUILDING CHARACTERISTICS

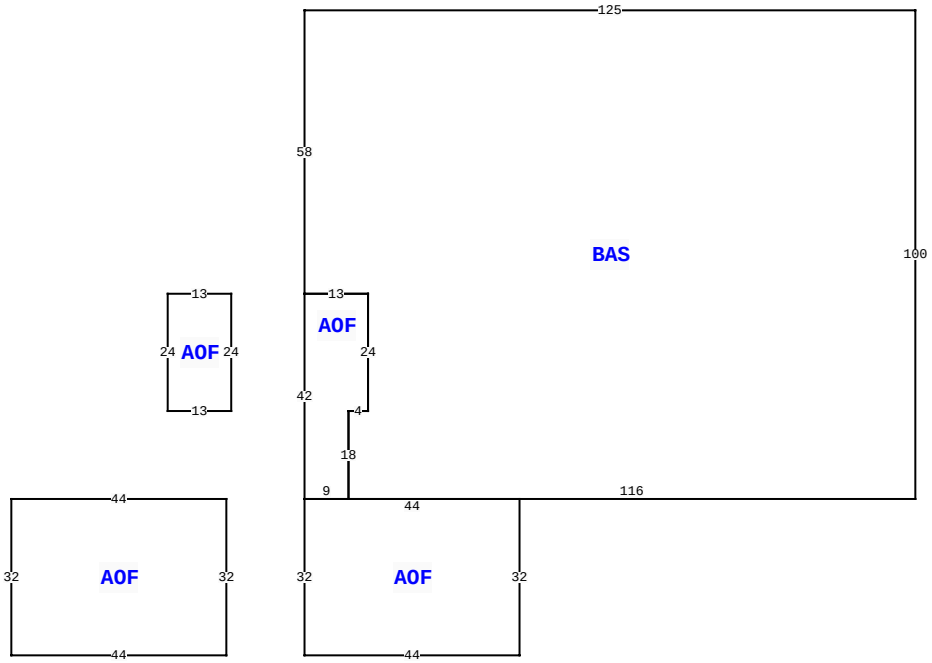
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		24 100
RMS		9 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	312	150		468	29,440
AOF	474	150		711	44,725
AOF	1,408	150		2,112	132,854
AOF	1,408	150		2,112	132,854
BAS	12,026	100		12,026	756,489
TOTALS	15,628			17,429	1,096,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	17,429	170.6594	64.85	1,130,271	2021	2021	0	0	0	3.00	97.00

1 PREF M B A 0% - 2022 Heated Area: 15628 HX Base Yr



1626 NW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,096,363
TOTAL MARKET OB/XF VALUE	58,210
TOTAL LAND VALUE - MARKET	80,132
TOTAL MARKET VALUE	1,234,705
SOH/AGL Deduction	0
ASSESSED VALUE	1,234,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,234,705
TOTAL JUST VALUE	1,234,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,246,008

BLDG:2:1: MH USED AS OFFICE (REPO CITY)

SALE:1:1: VACANT COMMERCIAL / 700 FF. STEVE TO CHE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045437	Storage Building	22,000	09/13/2022
000040434	New Commercial Co	185,000	08/24/2020
40434	COMMERCIAL	0	08/24/2020
11500	M H	125	08/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0448	12/21/2018	WD	U	V	11	0
GRANTOR: JEFF & MINA BLOODWORT						
GRANTEE: PRECISION ALIGNMENT						
1372/0351	11/02/2018	WD	Q	V	01	95,500
GRANTOR: JEFF & MINA BLOODWORT						
GRANTEE: PRECISION ALIGNMENT						

BUILDING NOTES

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	15,100.00	UT	1.60	1.60	100	2022	2021		100	24,160	
2	0140	CLFENCE 6	0	0	0	0	700.00	UT	7.50	7.50	100	2022	2021		100	5,250	
3	0030	BARN,MT	0	0	60	40	2,400.00	UT	12.00	12.00	100	2023	2022		100	28,800	

BUILDING DIMENSIONS

BAS=[ORIG=10,-25] S58 E13 S24 W4 S18 E116 N100 W125 $
AOF=[ORIG=10,33] S42 E9 N18 E4 N24 W13 $
AOF=[ORIG=10,75] S32 E44 N32 W44 $
AOF=[ORIG=-18,33] S24 E13 N24 W13 $
AOF=[ORIG=-50,75] S32 E44 N32 W44 $
.

LAND DESCRIPTION

TOTAL OB/XF 58,210

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	2500	C	SRVC SHOPS	0		I	700.00	300.00	4.82	AC		1.00	1.00	0.95	17,500.00	16,625.00	80,132							

REVIEW DATE 01/07/2023 BY ME Total Acres: 4.82 Total Land Value: 80,132 Market: 0 Agricultural: 0 Common: 80,132 PRINTED 11/05/2025 BY SYS