

COMM SE COR OF SW1/4 OF SE1/4 R
W R/W US-41, NW ALONG R/W 2306 F
CONT NW ALONG R/W 400 FT, SW 200
METAL MASTERS OF FLORIDA INC
PO BOX 1555
LAKE CITY, FL 32056

2024

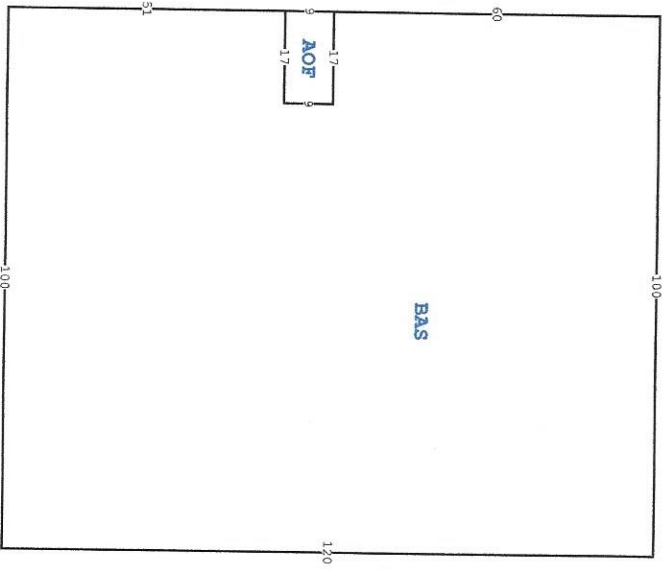
19-3S-17-05092-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	05	STEEL 100
Story Height	14	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVB	ECON	FNCI	NORM	% COND
8700	06	12,077	79,4430	28.60	345,402	1987	1987	0	0	40.00	60.00
Heated Area: 12000											
HX Base Yr											



EXTRA FEATURES

L	OB/XF	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
AOF	153	150	230													
BAS	11,847	100	11,847													

TOTALS	12,000	12,077	207,241													
1924 NW US HIGHWAY 41, LAKE CITY																

BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

OFF RECORD	Number	DATE	TYPE	Q	V	RSN	SALE PRICE
	1390/0921	7/31/2019	WD	U	I	30	375,000
GRANTOR: GARLAND & FLETCHER XI							
GRANTEE: METAL MASTERS OF FL							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S60 AOF= S9 E17 N9 W17S E17 S9 W17 S51 E100 N120S.

LAND DESCRIPTION

TOTAL OB/XF

0

LAND USE	CLS	DESCRIPTION	CAP	R	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSERV
----------	-----	-------------	-----	---	---	-----	-------	-------	-------------	-----------	------	--------	---------	------------	----------------	------------	-----------------------------	------	---------	------	-----	------------

REVIEW DATE	08/18/2015	BY	DF	Total Acres:	1.84	Total Land Value:	32,200	Market:	0	Agricultural:	0	Common:	32,200	PRINTED	05/22/2024	BY	SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------	------------	----	-----

2024

19-3S-17-05092-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Roof Structure	19	COMMON BRK 10
Roof Cover	09	RIDGE FRME 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	17	100
Frame	05	STEEL 100
Story Height	12	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVB	ECON	FUNCT	NORM	% COND
8700	06	11,019	83.5254	30.07	331,341	1.978	1.978	0	0	40.00	60.00
Heated Area: 9897											
HX Base Yr											

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
Tax Group: 2		
BUILDING MARKET VALUE		406,046
TOTAL MARKET OBJ/F VALUE		17,485
TOTAL LAND VALUE - MARKET		32,200
TOTAL MARKET VALUE		455,731
SOH/AGL Deduction		0
ASSESSED VALUE		455,731
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		455,731
TOTAL JUST VALUE		455,731
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		444,453

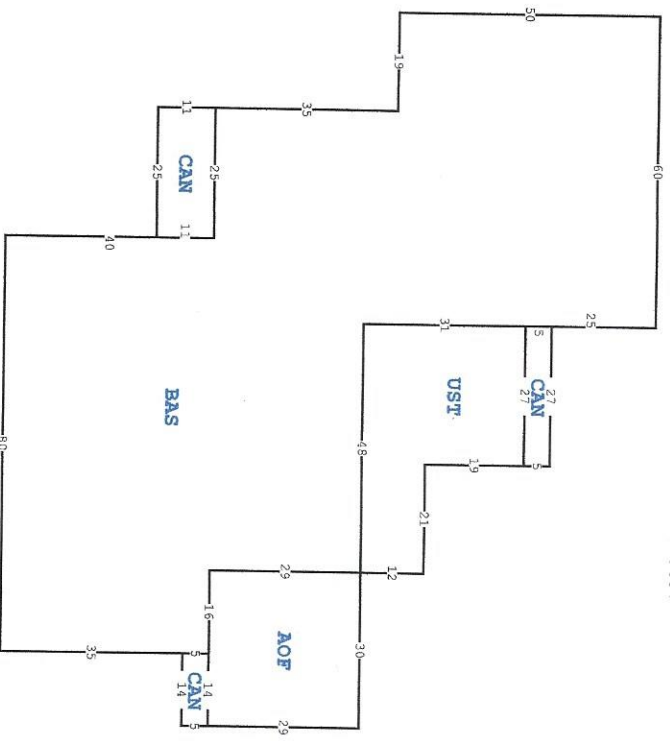
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6878	STORAGE	24,000	02/23/1993

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
1390/0921	7/31/2019	INST	U	I	CD	375,000

GRANTOR: GARLAND & FLETCHER KI
GRANTEE: METAL MASTERS OF FL

BUILDING NOTES

BAS= W60 S50 E19 S35 CAN= S11 E25 N11 W255 E25 S40 E80 N35
CAN= E14 N5 W14 S58 N5 AOF= E14 N29 W30 S29 E16SW16 N29 UST=
N12 W21 N19 W27 S31 E488 W48 N31 CAN= E27 N5 W27 S58 N255.



EXTRA FEATURES

OB/XF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adi R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166 CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	4,500	
2	0260 PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0260 PAVEMENT-A	0	0	0	9,350.00	UT	1.10	1.10	100	2003	2003	3	100	10,285	
4	0166 CONC, PAVMT	0	0	44	440.00	UT	5.00	5.00	100	2003	2003	3	100	2,200	

OB/XF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adi R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166 CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	4,500	
2	0260 PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0260 PAVEMENT-A	0	0	0	9,350.00	UT	1.10	1.10	100	2003	2003	3	100	10,285	
4	0166 CONC, PAVMT	0	0	44	440.00	UT	5.00	5.00	100	2003	2003	3	100	2,200	

LAND DESCRIPTION

USE	CLS	DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT D	DEPTH	%	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSV
1	4100	C LIGHT MFG	0		I	400.00	200.00	1.84 AC	1.00	1.00	1.00	17,500.00	17,500.00	17,500.00	32,200						

TOTAL OBJ/F

17,485