W DIV: E1/2 OF BLK 10 MOODY'S AD
OF NW1/4 OF BLK 10.

PERFORMANCE NAPA, LLC
PO BOX 220
PAHOKEE, FL 33476

2026

00-00-00-12436-000

BUILDING CHARACTERISTICS

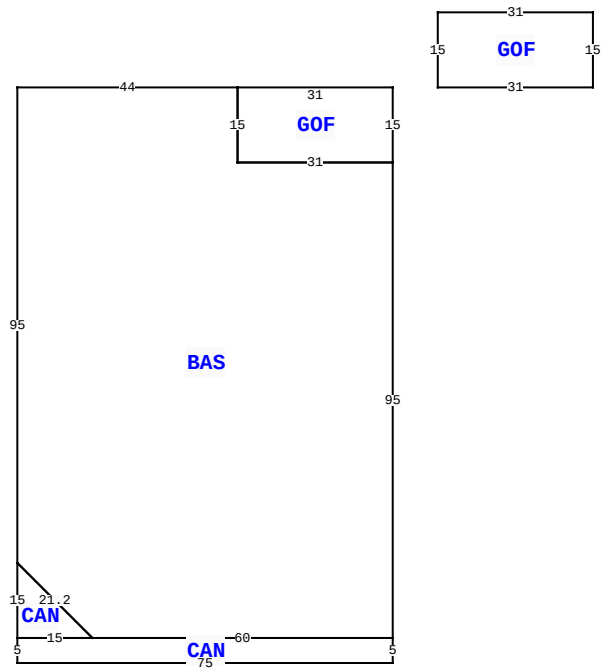
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,673	100		7,673	266,606
CAN	113	30		34	1,181
CAN	375	30		112	3,892
GOF	465	125		581	20,188
GOF	465	125		581	20,188
TOTALS	9,091			8,981	312,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	8,981	128.6842	57.91	520,090	1997	1997	0	0	0	40.00	60.00

6 PREF M B R 0% - 2025 Heated Area: 8603 HX Base Yr



310 SW NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	312,054
TOTAL MARKET OB/XF VALUE	19,428
TOTAL LAND VALUE - MARKET	30,538
TOTAL MARKET VALUE	362,020
SOH/AGL Deduction	0
ASSESSED VALUE	362,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,020
TOTAL JUST VALUE	362,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3338	STORAGE	50	08/01/2005
2813	STORAGE	75	10/31/2003
813	COMMERCIAL	1,203	09/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/201	3/21/2025	WD	U	I	30	650,000
GRANTOR: BELL CURVE LAKE CITY,						
GRANTEE: PERFORMANCE NAPA, L						
1506/2766	1/25/2024	QC	U	I	11	100
GRANTOR: LAKE CITY MOTOR PARTS						
GRANTEE: BELL CURVE LAKE CIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S95 CAN= S15 E15 U15 L15 $ R15 D15 CAN= W15 S5 E75 N5 W60$ E60 N95 GOF= N15 W31 S15 E31$ W31 N15$ PTR= E40 GOF= E31 N15 W31 S15$ W40$.

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	0166	CONC,PAVMT	0	0	0	0	8,085.00	UT	1.50	1.50	100	1997	1997	3	100	12,128	
2	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	100	2003	2003	3	100	2,000	
3	0140	CLFENCE 6	0	0	0	0	90.00	UT	6.50	6.50	100	2002	2002	3	100	585	
4	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2005	2005	3	100	1,000	
5	0070	CARPORT UF	0	0	9	38	342.00	UT	2.50	2.50	100	2005	2005	3	100	855	
6	0070	CARPORT UF	0	0	8	28	224.00	UT	2.50	2.50	100	2005	2005	3	100	560	
7	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2005	2005	3	100	1,000	
8	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2005	2005	3	100	1,000	
9	0251	LEAN TO W/	0	0	20	10	200.00	UT	4.00	4.00	25	2008	2008	3	25	200	
10	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF 19,428

LAND DESCRIPTION

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	1100	C	STORE 1FLR	0		CG	0.00	0.00	22,050.00	SF		1.00	1.00	0.85	1.35	1.15	25,302							
2	0000	C	VAC RES	0			0.00	0.00	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

REVIEW DATE 07/18/2025 BY TP Total Acres: 0.63 Total Land Value: 30,538 Market: 0 Agricultural: 0 Common: 30,538 PRINTED 11/18/2025 BY SYS