

COMM SE COR OF SEC, RUN N 518.90
571 FT FOR POB, RUN N 31 DEG W 3
E 200 FT TO W R/W US-41, S 31 DE

2962 LAKE CITY HOLDINGS LLC
1140 NW 159TH DR
MIAMI GARDENS, FL 33169

2026

13-3S-16-02109-006



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	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

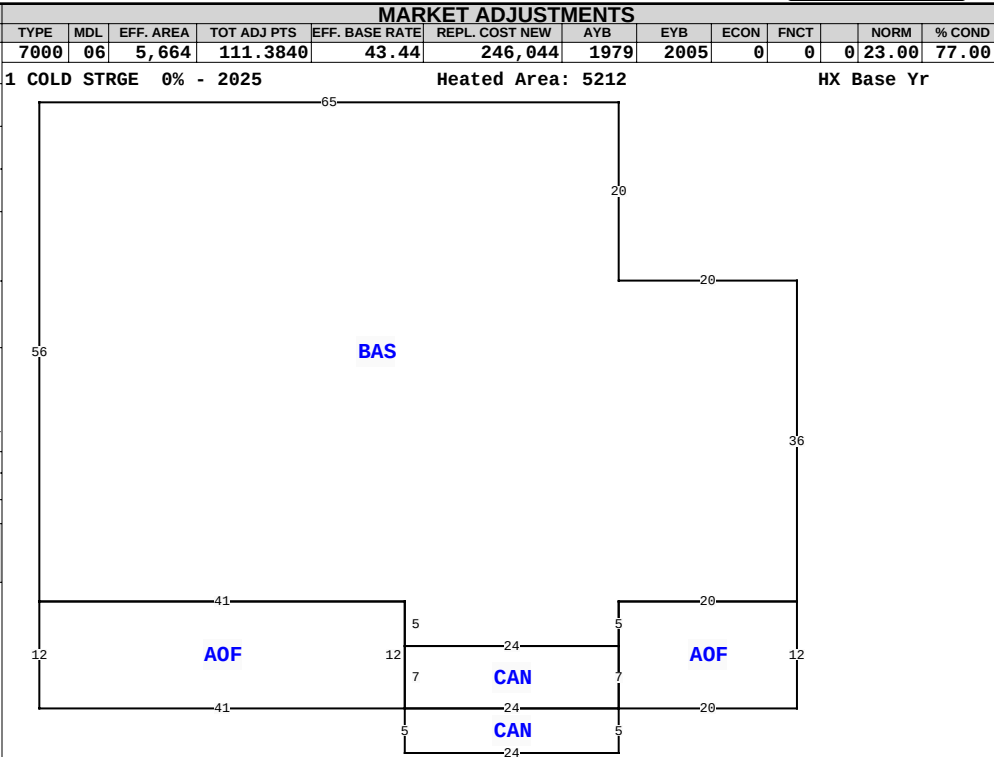
Quality	05 05		
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	150		360	12,041
AOF	492	150		738	24,685
BAS	4,480	100		4,480	149,850
CAN	120	30		36	1,204
CAN	168	30		50	1,672

TOTALS	5,500			5,664	189,454
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	0	0	23,806.00	UT	1.50	1.50	
3	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	4800	C	WAREHOUSE	0		I	0.00	0.00	1.38	AC	



2962 NW US HIGHWAY 41 , LAKE CITY

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

TOTAL OB/XF											
41,709											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											3
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						189,454					
TOTAL MARKET OB/XF VALUE						41,709					
TOTAL LAND VALUE - MARKET						24,840					
TOTAL MARKET VALUE						256,003					
SOH/AGL Deduction						0					
ASSESSED VALUE						256,003					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						256,003					
TOTAL JUST VALUE						256,003					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						260,924					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10320	PUMP/UTPOL	30	10/13/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1515/1524	5/29/2024	WD	Q	I	01	345,000	
GRANTOR: 2962 NW US HIGHWAY 41							
GRANTEE: 2962 LAKE CITY HOLD							
1512/206	4/04/2024	WD	U	I	37	150,000	
GRANTOR: CYGNUS PROPERTIES, LL							
GRANTEE: 2962 NW US HIGHWAY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W20 N20 W65 S56 AOF= S12 E41 N12 W41\$ E41 S5 CAN= S7 CAN= S5 E24 N5 W24\$ E24 N7 W24\$ E24 AOF= S7 E20 N12 W20 S5\$ N5 E20 N36\$.											