

BEG NE COR OF W1/2 OF SW1/4 OF S
N 267.6 FT TO US-90, RUN NE ALON
FOR POB, CONT NE 526.65 FT, SE 3

LAKE CITY T AUTOMOTIVE MANAGEMENT LLC
1101 E FLETCHER AVE
TAMPA, FL 33612

2026

31-3S-17-05946-000



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	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	05	STEEL 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	2700VEH SALE/REPAIR
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	15,133
BAS	1,008	100		1,008	32,594
BAS	1,288	100		1,288	41,647
BAS	33,760	100		33,760	991,630
CAN	190	30		57	1,843
CAN	450	30		135	4,365
CAN	580	30		174	5,627
CAN	1,827	30		548	17,720
CAN	1,920	30		576	18,625
CAN	5,850	30		1,755	56,748
TOTALS	57,243			46,950	1,518,128

** This building has 13 Sub-Areas

1232 W US HIGHWAY 90 , LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2024 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0260	PAVEMENT-A	0	0	0	0			
2	0166	CONC, PAVMT	0	0	0	0			
3	0140	CLFENCE 6	0	0	0	0			
4	0160	CLFENCE 10	0	0	0	0			
5	0295	SPKLR SYS	0	0	0	0			
6	0253	LIGHTING	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	2700	C	AUTO SALES	0	
2	2700	C	AUTO SALES	0	

REVIEW DATE 04/30/2024 BY TP Total Acres: 4.70 Total Land Value: 1,087,954 Market: 0 Agricultural: 0 Common: 1,087,954 PRINTED 11/17/2025 BY SYS

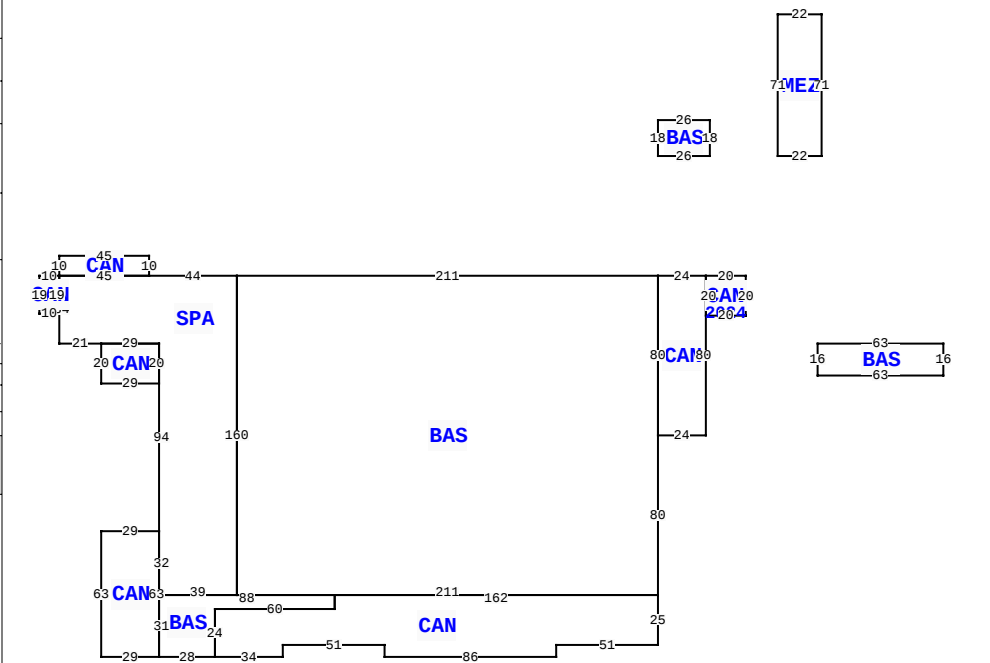
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6604	04	46,950	103.2316	55.75	2,617,462	1986	1996	0	0	0 42.00	58.00

1 VEH SHRM 0% - 0

Heated Area: 43273

HX Base Yr



COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,518,128	
TOTAL MARKET OB/XF VALUE		197,301	
TOTAL LAND VALUE - MARKET		1,087,954	
TOTAL MARKET VALUE		2,803,383	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,803,383	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,803,383	
TOTAL JUST VALUE		2,803,383	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,855,732	

PRMT:3:1: TOYOTA DEALERSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048162	Signs - New or Ex	6,000	09/15/2023
000047151	Electrical Serv	1,006	05/05/2023
16-0770	COMMERCIAL	0	09/29/2016
16-0766	DEMOLISH	0	08/19/2016
504	MAINT/ALTR	524	10/29/2012
2755	REMODEL	1,745	08/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0531	6/30/2016	WD U	I	I	37	3,604,500

GRANTOR: ROUNTREE-MOORE MOTORS

GRANTEE: LAKE CITY T AUTOMOT

0983/0996 5/07/2003 WD Q I 1,021,800

GRANTOR: THOMAS MORRIS REVOC T

GRANTEE: SUWANNNEE RIVER VAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W211 S160 E211 N80 N80 \$
SPA=[ORIG=-211,0] W44 W45 S34 E21 E29 S94 S32 E39 N160 \$
CAN=[ORIG=0,160] W162 S7 W60 S24 E34 N6 E51 S6 E86 N6 E51 N25 \$
CAN=[ORIG=0,80] E24 N80 W24 S80 \$
CAN=[ORIG=-250,128] W29 S63 E29 N63 \$
MEZ=[ORIG=60,-60] E22 N71 W22 S71 \$
BAS=[ORIG=-250,160] S31 E28 N24 E60 N7 W88 \$
BAS=[ORIG=80,50] E63 N16 W63 S16 \$
CAN=[ORIG=-279,34] S20 E29 N20 W29 \$
BAS=[ORIG=0,-60] E26 N18 W26 S18 \$
CAN=[ORIG=-255,0] N10 W45 S10 E45 \$