COMM INTERS OF N R/W US-90 & E L OF NW1/4 OF SW1/4, RUN NE ALONG 42.15 FT TO E LINE OF A 66 FT CO

LCPP LLC
PO BOX 357742
GAINESVILLE, FL 32635

2026

31-3S-17-05948-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	08	ENG SPLIT 100
Heating Type	09	ENG F AIR 100
Fixtures		67 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		198 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

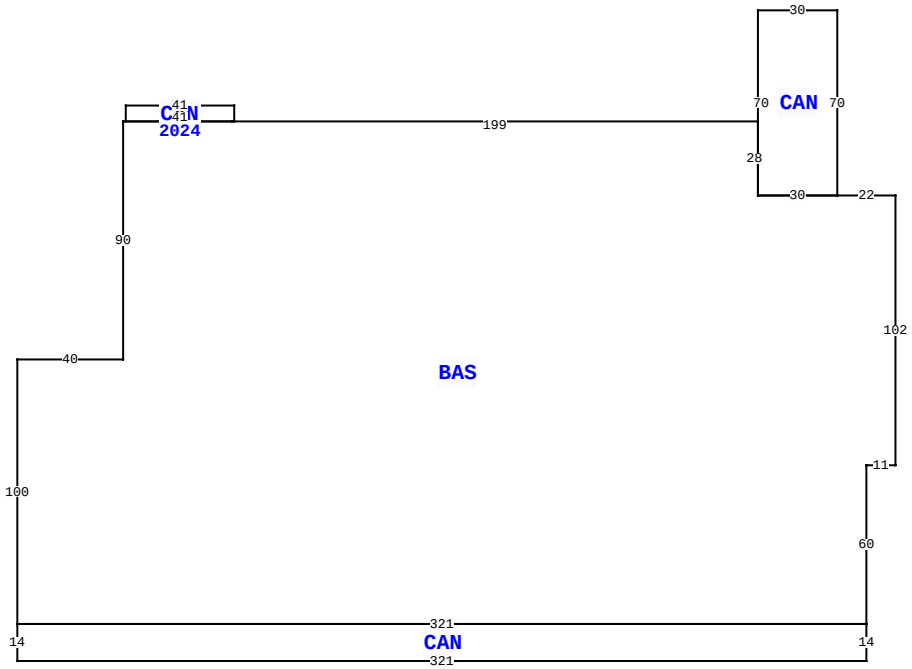
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	57,364	100		57,364	2,597,155
CAN	2,100	30		630	28,524
CAN	4,494	30		1,348	61,031
CAN	246	30	2024	74	3,351
TOTALS	64,204			59,416	2,690,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4904	04	59,416	107.7954	90.55	5,380,119	1970	1990	0	0	0	50.00	50.00

1 OFFC PLAZA 0% - 0 Heated Area: 57364 HX Base Yr



1389 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	4,705,003
TOTAL MARKET OB/XF VALUE	256,246
TOTAL LAND VALUE - MARKET	1,387,509
TOTAL MARKET VALUE	6,348,758
SOH/AGL Deduction	0
ASSESSED VALUE	6,348,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,348,758
TOTAL JUST VALUE	6,348,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,444,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046906	Electrical Servic	0	04/06/2023
000044895	Signs - New or Ex	25,000	07/06/2022
15-0681	REMODEL	0	08/20/2015
15-0553	MAINT/ALTR	0	07/13/2015
15-0584	REMODEL	300	03/09/2015
14-0483	REMODEL	131	02/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0451	11/22/2016	WD	Q	I	01	9,350,000
GRANTOR: WHARTON INVESTMENT GR						
GRANTEE: LCPP LLC						
0787/0830	3/04/1994	WD	U	I	12	1,200,000
GRANTOR: W G LASSITER JR						
GRANTEE: WHARTON INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W30 N28 W199 W41 S90 W40 S100 E321 N60 E11 N102 $
CAN=[ORIG=-332,162] S14 E321 N14 W321 $
CAN=[ORIG=-22,0] N70 W30 S70 E30 $
CAN=[YR=2024;ORIG=-250,-28] W41 N6 E41 S6 $
.

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	271,529.00	UT	0.90	0.90	100	1994	1994	3	100	244,376	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0253	LIGHTING	0	0	0	0	7.00	UT	800.00	800.00	100	0	0	3	100	5,600	
4	0164	CONC BIN	0	0	15	18	270.00	UT	5.00	5.00	100	0	0	3	100	1,350	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
7	0169	FENCE/WOOD	0	0	0	0	40.00	UT	10.50	10.50	100	0	0	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 256,246

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	1700	C	1STORY OFF	0		*CG	0.00	0.00	11.06	AC		1.00	1.00	1.00	125,000.00	125,000.00	1,382,500							
2	9600	C	WASTELAND	0		*CG	0.00	0.00	200,376.00	SF		1.00	1.00	0.05	0.50	0.03	5,009							

REVIEW DATE 04/30/2024 BY TP Total Acres: 15.66 Total Land Value: 1,387,509 Market: 0 Agricultural: 0 Common: 1,387,509 PRINTED 11/14/2025 BY SYS

COMM INTERS OF N R/W US-90 & E L
OF NW1/4 OF SW1/4, RUN NE ALONG
42.15 FT TO E LINE OF A 66 FT CO

LCPP LLC
PO BOX 357742
GAINESVILLE, FL 32635

2026

31-3S-17-05948-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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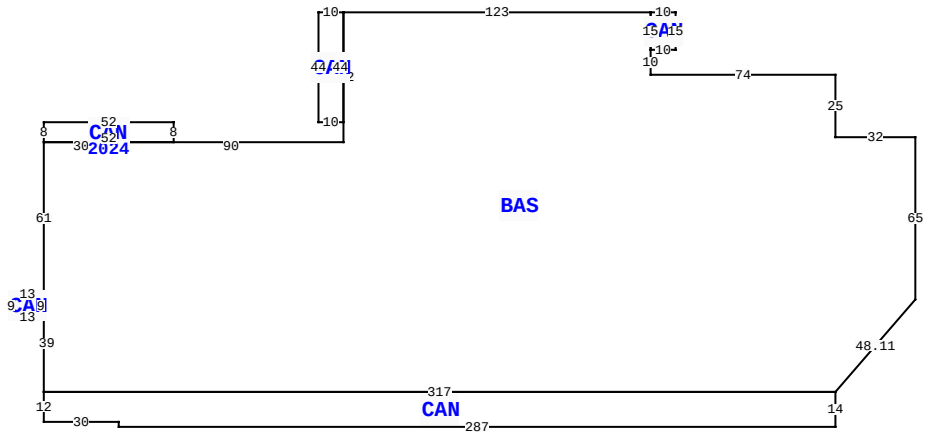
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	08	ENG SPLIT 100
Heating Type	09	ENG F AIR 100
Fixtures		67 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		130 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	42,766	100		42,766	1,940,090
CAN	117	30		35	1,588
CAN	150	30		45	2,041
CAN	440	30		132	5,988
CAN	4,378	30		1,313	59,564
CAN	416	30	2024	125	5,671
TOTALS	48,267			44,416	2,014,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4904	04	44,416	102.8633	86.41	3,837,987	1974	1994	0	0	0	47.50	52.50

2 OFFC PLAZA 0% - 0 Heated Area: 42766 HX Base Yr



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XF DATE		LAND DATE	04/08/2024 MLU
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1389 W US HIGHWAY 90 , LAKE CITY

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TOTAL JUST VALUE	6,348,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,444,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0329	REMODEL	645	09/04/2014
14-0115	ADDN COMM	3,825	04/23/2014
487	MAINT/ALTR	255	10/15/2012
310	MAINT/ALTR	50	08/28/2007
4046	MAINT/ALTR	50	12/11/2006
3132	REMODEL	135	12/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0451	11/22/2016	WD	Q	I	01	9,350,000
GRANTOR: WHARTON INVESTMENT GR						
GRANTEE: LCPP LLC						
0787/0830	3/04/1994	WD	U	I	12	1,200,000
GRANTOR: W G LASSITER JR						
GRANTEE: WHARTON INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 N25 W74 N10 N15 W123 S52 W90 W30 S61 S39
E317 U37R32 N65 $
CAN=[ORIG=-349,102] S12 E30 S2 E287 N14 W317 $
CAN=[ORIG=-229,-50] W10 S44 E10 N44 $
CAN=[ORIG=-106,-35] E10 N15 W10 S15 $
CAN=[ORIG=-349,63] W13 S9 E13 N9 $
CAN=[YR=2024;ORIG=-297,2] W52 N8 E52 S8 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/30/2024 BY TP Total Acres: 15.66 Total Land Value: 1,387,509 Market: 0 Agricultural: 0 Common: 1,387,509 PRINTED 11/14/2025 BY SYS