

COMM INTERS N R/W US-90 & W LINE
NW1/4 OF SW1/4 RUN NE ALONG R/W
E R/W RIDGEWOOD DR FOR POB, RUN

ABC PROPERTIES LTD
P O BOX 593688
ORLANDO, FL 32859

2026

31-3S-17-05950-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality 05 05

DOR CODE 1100STORES/1 STORY

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	5,245	100		5,245	169,492
CAN	460	30		138	4,460
CAN	2,211	30		663	21,425
FST	2,172	50		1,086	35,094

TOTALS 10,088 7,132 230,470

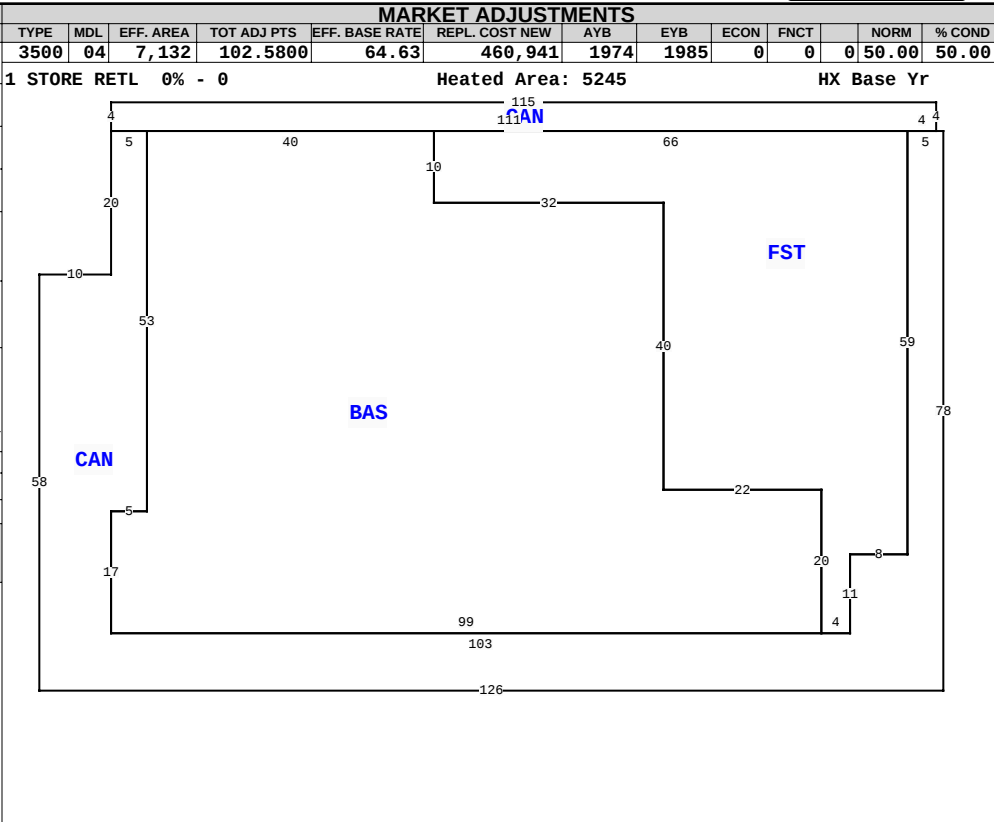
EXTRA FEATURES

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	5,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	15,000	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	100	1997	1997	3	100	3,000	
4	0164	CONC BIN	0	0	13	13	169.00	UT	14.00	100	2008	2008	3	100	2,366	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	250.00	141.00	37,035.88	SF		1.00	1.00	0.96	8.50	8.16	302,213							

REVIEW DATE 04/26/2024 BY TP



1491 W US HIGHWAY 90 , LAKE CITY

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

TOTAL OB/XF 25,366

LAND DESCRIPTION	TOTAL OB/XF	25,366

Total Acres: 0.85 Total Land Value: 302,213 Market: 0 Agricultural: 0 Common: 302,213

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		230,470
TOTAL MARKET OB/XF VALUE		25,366
TOTAL LAND VALUE - MARKET		302,213
TOTAL MARKET VALUE		558,049
SOH/AGL Deduction		0
ASSESSED VALUE		558,049
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		558,049
TOTAL JUST VALUE		558,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0188	REMODEL	0	04/12/2016
2786	REMODEL	83	12/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0810/0052	6/20/1995	WD	U	I	11	409,600
GRANTOR: ABC LIQUORS INC						
GRANTEE: ABC PROPERTIES LTD						
0715/0872	3/12/1990	WD	Q	I		431,100
GRANTOR: ST JOHNS TRADING						
GRANTEE: ABC LIQUORS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 CAN= W5 S20 W10 S58E126 N78 W5 S59 W8 S11 W103 N17 E5 N53\$ S53 W5 S17 E99 FST= E4 N11 E8 N59 CAN= E4 N4 W115 S4 E111\$ W66 S10 E32 S40 E22 S20\$ N20 W22 N40 W32 N10\$.

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