

COMM NE COR SE1/4 OF SW1/4, RUN
W 607.67 FT FOR POB, RUN W 277.3
717.70 FT TO S R/W US-90, SE ALO

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

2026

34-3S-16-02477-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
																VALUATION BY											
																STANDARD											
						Tax Group: 2										Tax Dist:											
						BUILDING MARKET VALUE										0											
						TOTAL MARKET OB/XF VALUE										0											
						TOTAL LAND VALUE - MARKET										510,000											
						TOTAL MARKET VALUE										510,000											
						SOH/AGL Deduction										0											
						ASSESSED VALUE										510,000											
						TOTAL EXEMPTION VALUE										0											
DOR CODE						1000				VACANT COMMERCIAL																	
MAP NUM										MKT AREA				06													
NEIGHBORHOOD/LOC						34316.00				1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						4380 W US HIGHWAY 90, LAKE CITY																					
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										
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			
1	1000	C	VACANT COMME	0		00	0.00	0.00	4.25	AC		1.00	1.00	1.00	120,000.00	120,000.00	510,000										
REVIEW DATE 04/08/2024 BY MLU Total Acres: 4.25 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 11/06/2025 BY SYS																											