

COMM NE COR OF SW1/4, RUN W 26.0
TO W R/W W LAKE CITY AVE, RUN S
W ALONG R/W 331.20 FT FOR POB, C

LEE PROPERTIES LTD ETAL
5000 N PARKWAY CALABASAS STE 3
CALABASAS, CA 91302

2026

34-3S-16-02483-001



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	VALUATION SUMMARY																				
Exterior Wall	27	PREFIN MTL 80	3500	04	15,961	107.7600	67.89	1,083,592	1981	1995	0	0	0	45.00	55.00	STANDARD																			
Exterior Wall	10	ABOVE AVG. 20	1 STORE RETL 0% - 0													Heated Area: 15132 HX Base Yr																			
Roof Structure	10	STEEL FRME 100														VALUATION BY																			
Roof Cover	14	PREFIN MT 100														Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										595,976									
Interior Floor	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE										158,890									
Ceiling	03	PART.FIN. 100														TOTAL LAND VALUE - MARKET										964,854									
Air Condition	06	ENG CENTRL 100														TOTAL MARKET VALUE										1,719,720									
Heating Type	09	ENG F AIR 100														SOH/AGL Deduction										0									
Fixtures	05	STEEL 100														ASSESSED VALUE										1,719,720									
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE										0									
Story Height	16	100														BASE TAXABLE VALUE										1,719,720									
RMS	3	100	TOTAL JUST VALUE										1,719,720																						
Stories	1.	1. 100	NCON VALUE										0																						
Units	0	100	INCOME VALUE																																
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE										1,752,227																						
Quality	05	05																																	
DOR CODE	1100 STORES/1 STORY																																		
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																														
BAS	132	100		132	4,929																														
BAS	1,200	100		1,200	44,807																														
BAS	13,800	100		13,800	515,285																														
CAN	234	30		70	2,614																														
CAN	234	30		70	2,614																														
CLP	1,722	40		689	25,727																														
TOTALS	17,322			15,961	595,976																														
EXTRA FEATURES															4281 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																		
1	0260	PAVEMENT-A	0	0	0	0	43,292.00	UT	1.85	1.85	100	2002	2002	3	100	80,090																			
2	0166	CONC,PAVMT	0	0	0	0	23,734.00	UT	3.00	3.00	100	2002	2002	3	100	71,202																			
3	0140	CLFENCE 6	0	0	0	0	253.00	UT	7.50	7.50	100	2002	2002	3	100	1,898																			
4	0161	3-STRAND B	0	0	0	0	253.00	UT	1.25	1.25	100	2002	2002	3	100	316																			
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	4,000																			
6	0161	3-STRAND B	0	0	0	0	113.00	UT	1.25	1.25	100	2002	2002	3	100	141																			
7	0160	CLFENCE 10	0	0	0	0	113.00	UT	11.00	11.00	100	2002	2002	3	100	1,243																			
TOTAL OB/XF 158,890																																			
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	0.00	300.00	91,476.00	SF		1.00	1.00	1.00	10.00	10.00	914,760																		
2	1100	C	STORE 1FLR	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.15	1.15	50,094																		
REVIEW DATE 06/07/2023 BY KS Total Acres: 3.10 Total Land Value: 964,854 Market: 0 Agricultural: 0 Common: 964,854 PRINTED 11/05/2025 BY SYS																																			