

COMM NE COR OF SW1/4, RUN W 353.  
FOR POB, CONT W 1024.54 FT, S 28  
SE ALONG R/W 1046.11 FT, N 350 F

LAKE CITY H AUTOMOTIVE MANAGEMENT LLC  
3031 NORTH ROCKY POINT DR WES, SUITE 770  
TAMPA, FL 33607

2026

34-3S-16-02483-004



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 28 | GLASS THRM 10  |
| Roof Structur            | 09 | RIDGE FRME 100 |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 15 | HARDTILE 100   |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 06 | ENG CENTRL 100 |
| Heating Type             | 09 | ENG F AIR 100  |
| Fixtures                 | 23 | 100            |
| Frame                    | 05 | STEEL 100      |
| Story Height             |    | 16 100         |
| RMS                      |    | 17 100         |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

Quality 05 05

DOR CODE 2700VEH SALE/REPAIR

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       | 10,876           | 100         |      | 10,876       | 614,568              |
| CAN       | 144              | 30          | 2024 | 43           | 2,430                |
| FGR       | 2,360            | 60          |      | 1,416        | 80,013               |
| FGR       | 6,720            | 60          |      | 4,032        | 227,835              |

TOTALS 20,100 16,367 924,847

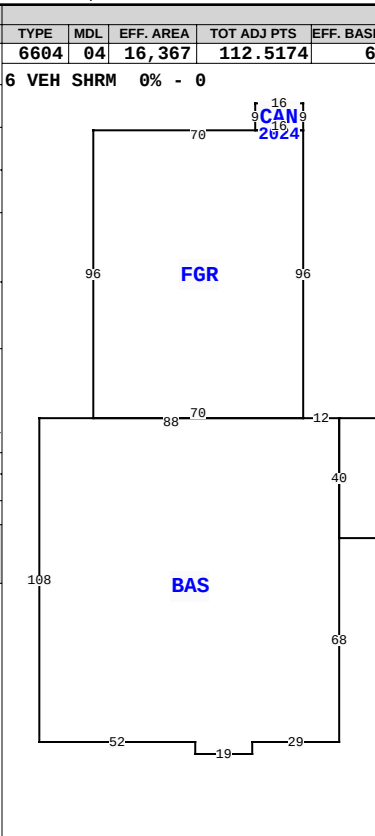
EXTRA FEATURES

| 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   | 0260       | PAVEMENT-A  | 0       | 0 | 0  | 0     |    | 75,250.00 | UT 1.60        | 1.60      | 100     | 2016        | 2016 | 3      | 100             | 120,400 |
| 2   | 0253       | LIGHTING    | 0       | 0 | 0  | 0     |    | 13.00     | UT 1,500.00    | 1,500.00  | 100     | 2016        | 2016 | 3      | 100             | 19,500  |
| 3   | 0070       | CARPORT UF  | 0       | 0 | 31 | 20    |    | 620.00    | UT 7.00        | 7.00      | 100     | 2024        | 2023 |        | 100             | 4,340   |
| 4   | 0296       | SHED METAL  | 0       | 0 | 11 | 20    |    | 220.00    | UT 15.00       | 15.00     | 100     | 2024        | 2023 |        | 100             | 3,300   |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 2700     | C   | AUTO SALES           | 0   |     | CG       | 0.00  | 0.00  | 4.73        | AC        |     | 1.00      | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 567,600    |                             |      |         |      |     |    |        |
| 2   | 2700     | C   | AUTO SALES           | 0   |     |          | 0.00  | 0.00  | 1.12        | AC        |     | 1.00      | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 134,400    |                             |      |         |      |     |    |        |

REVIEW DATE 04/19/2024 BY TP



4389 W US HIGHWAY 90 , LAKE CITY

| BLD DATE | XF DATE | INC DATE |
|----------|---------|----------|
|          |         |          |

TOTAL OB/XF 147,540

| TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 4.73        | AC        |     | 1.00      | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 567,600    |                             |      |         |      |     |    |        |
| 1.12        | AC        |     | 1.00      | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 134,400    |                             |      |         |      |     |    |        |

Total Acres: 5.85

| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 6604               | 04  | 16,367    | 112.5174    | 60.76          | 994,459        | 2016 | 2016 | 0    | 0    | 7.00 | 93.00  |
| 6 VEH SHRM 0% - 0  |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 10876 |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr         |     |           |             |                |                |      |      |      |      |      |        |

04/08/2024 MLU

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 147,540

| TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 4.73        | AC        |     | 1.00      | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 567,600    |                             |      |         |      |     |    |        |
| 1.12        | AC        |     | 1.00      | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 134,400    |                             |      |         |      |     |    |        |

Market: 0 Agricultural: 0 Common: 702,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| VALUATION SUMMARY         |           | STANDARD  |
|---------------------------|-----------|-----------|
| VALUATION BY              |           |           |
| Tax Group: 1              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 924,847   |
| TOTAL MARKET OB/XF VALUE  |           | 147,540   |
| TOTAL LAND VALUE - MARKET |           | 702,000   |
| TOTAL MARKET VALUE        |           | 1,774,387 |
| SOH/AGL Deduction         |           | 0         |
| ASSESSED VALUE            |           | 1,774,387 |
| TOTAL EXEMPTION VALUE     |           | 0         |
| BASE TAXABLE VALUE        |           | 1,774,387 |
| TOTAL JUST VALUE          |           | 1,774,387 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 1,784,331 |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000047534  | Electrical Servic | 28,000 | 06/23/2023 |
| 14-0426    | COMMERCIAL        | 4,897  | 11/19/2014 |
| 9466       | COMMERCIAL        | 2,210  | 03/16/1995 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1347/0778                      | 11/01/2017 | WD        | U   | I   | 37     |
| GRANTOR: ARTHUR W COWARD TRUST |            |           |     |     |        |
| GRANTEE: LAKE CITY H AUTOMOT   |            |           |     |     |        |
| 1326/0492                      | 11/07/2016 | QC        | U   | I   | 11     |
| GRANTOR: ARTHUR W COWARD       |            |           |     |     |        |
| GRANTEE: ARTHUR W COWARD TRU   |            |           |     |     |        |

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[ORIG=0,0] W12 W88 S108 E52 S4 E19 N4 E29 N68 N40 \$  
FGR=[ORIG=-12,0] N96 W70 S96 E70 \$  
FGR=[ORIG=0,40] E59 N40 W59 S40 \$  
CAN=[YR=2024;ORIG=-12,-96] W16 N9 E16 S9 \$

PRINTED 11/17/2025 BY SYS