

COMM NW COR OF NE1/4 OF SW1/4,  
E 653.48 FT FOR POB, CONT E  
371.55 FT, S 7 DEG W 403.44

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

2026

34-3S-16-02483-007



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | MSNRY STUC 90  |
| Exterior Wall            | 28 | GLASS THRM 10  |
| Roof Structur            | 09 | RIDGE FRME 100 |
| Roof Cover               | 12 | MODULAR MT 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                 | 8  | 100            |
| Frame                    | 05 | STEEL 100      |
| Story Height             |    | 16 100         |
| RMS                      |    | 14 100         |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |

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       | 780              | 100         |      | 780          | 27,997               |
| BAS       | 5,752            | 100         |      | 5,752        | 206,457              |
| CAN       | 200              | 30          |      | 60           | 2,154                |
| CAN       | 2,100            | 30          |      | 630          | 22,613               |
| CLP       | 2,708            | 40          |      | 1,083        | 38,872               |
| FGR       | 1,000            | 60          |      | 600          | 21,536               |
| FGR       | 4,600            | 60          |      | 2,760        | 99,065               |
| FGR       | 7,620            | 60          |      | 4,572        | 164,103              |

TOTALS 24,760 16,237 582,795

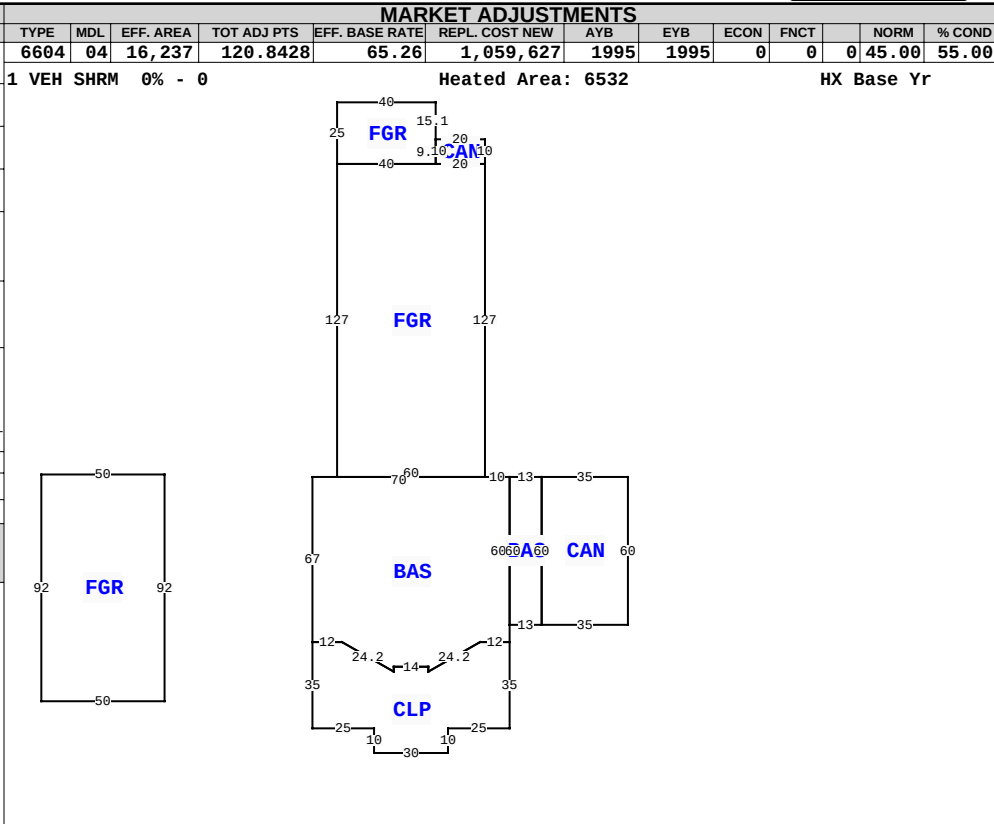
EXTRA FEATURES

| 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 | 131,887.00 | UT | 0.90     | 0.90           | 90        | 1995    | 1995        | 3 | 90     | 106,828         |       |
| 2   | 0166       | CONC, PAVMT | 0       | 0 | 0 | 3,250.00   | UT | 1.50     | 1.50           | 100       | 1995    | 1995        | 3 | 100    | 4,875           |       |
| 3   | 0253       | LIGHTING    | 0       | 0 | 0 | 15.00      | UT | 800.00   | 800.00         | 100       | 1995    | 1995        | 3 | 100    | 12,000          |       |
| 4   | 0253       | LIGHTING    | 0       | 0 | 0 | 8.00       | UT | 500.00   | 500.00         | 100       | 1995    | 1995        | 3 | 100    | 4,000           |       |
| 5   | 0166       | CONC, PAVMT | 0       | 0 | 4 | 864.00     | UT | 1.40     | 1.40           | 100       | 0       | 0           | 3 | 100    | 1,210           |       |
| 6   | 0294       | SHED WOOD/  | 0       | 0 | 0 | 1.00       | UT | 1,200.00 | 1,200.00       | 100       | 2021    | 2020        |   | 100    | 1,200           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
|-----|----------|-----|----------------------|-----|-----|
| 1   | 2700     | C   | AUTO SALES           | 0   |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |
|     |          |     |                      |     |     |

REVIEW DATE 06/07/2023 BY KS



4325 W US HIGHWAY 90 , LAKE CITY

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

04/08/2024 MLU

TOTAL OB/XF 130,113

|  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
|--|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
|  | CG       | 0.00  | 0.00  | 5.15        | AC        |     | 1.00     | 1.00   | 1.00    | 120,000.00 | 120,000.00     | 618,000    |
|  |          |       |       |             |           |     |          |        |         |            |                |            |
|  |          |       |       |             |           |     |          |        |         |            |                |            |
|  |          |       |       |             |           |     |          |        |         |            |                |            |
|  |          |       |       |             |           |     |          |        |         |            |                |            |
|  |          |       |       |             |           |     |          |        |         |            |                |            |

Total Acres: 5.15 Total Land Value: 618,000 Market: 0 Agricultural: 0 Common: 618,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| VALUATION BY              |           | STANDARD  |
|---------------------------|-----------|-----------|
| Tax Group: 1              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 582,795   |
| TOTAL MARKET OB/XF VALUE  |           | 130,113   |
| TOTAL LAND VALUE - MARKET |           | 618,000   |
| TOTAL MARKET VALUE        |           | 1,330,908 |
| SOH/AGL Deduction         |           | 0         |
| ASSESSED VALUE            |           | 1,330,908 |
| TOTAL EXEMPTION VALUE     |           | 0         |
| BASE TAXABLE VALUE        |           | 1,330,908 |
| TOTAL JUST VALUE          |           | 1,330,908 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 1,362,697 |

SALE:9:1: 8.20 AC /

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 24-0382    | GARAGE PARKING SP |       | 06/24/2024 |
| 19-0497    | COMMERCIAL        | 3,080 | 09/16/2019 |
| 19-0458    | ADDN COMM         | 2,268 | 08/26/2019 |

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 1347/0789         | 11/01/2017 | WD        | U   | I   | 37     | 3,300,000  |

GRANTOR: ARTHUR W COWARD TRUST

GRANTEE: LAKE CITY H AUTOMOT

1326/0492 11/07/2016 QC U I 11 100

GRANTOR: ARTHUR W COWARD

GRANTEE: ARTHUR W COWARD TRU

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=-10,0] N127 W20 W40 S127 E60 \$  
BAS=[ORIG=0,0] W10 W70 S67 E12 D12R21 N2 E14 S2 U12R21 E12 N6.11 N60.1 \$  
FGR=[ORIG=-190,-1] E50 S92 W50 N92 \$  
CAN=[ORIG=13,0] E35 S60 W35 N60 \$  
CLP=[ORIG=-80,67] S35 E25 S10 E30 N10 E25 N35 W12 D12L21 N2 W14 S2 U12L21 W12 \$  
FGR=[ORIG=-30,-127] N9.11 N15.1 W40 S25 E40 \$  
BAS=[ORIG=0,0] E13 S60 W13 N60 \$  
CAN=[ORIG=-30,-137] E20 S10 W20 N10 \$  
.