COMM INTER OF E LINE OF SEC &
N R/W US-90, RUN W ALONG R/W
101.30 FT FOR POB, CONT W

FIFTH GENERATION REAL ESTATE HOLDINGS LLC
1853 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

34-3S-16-02484-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

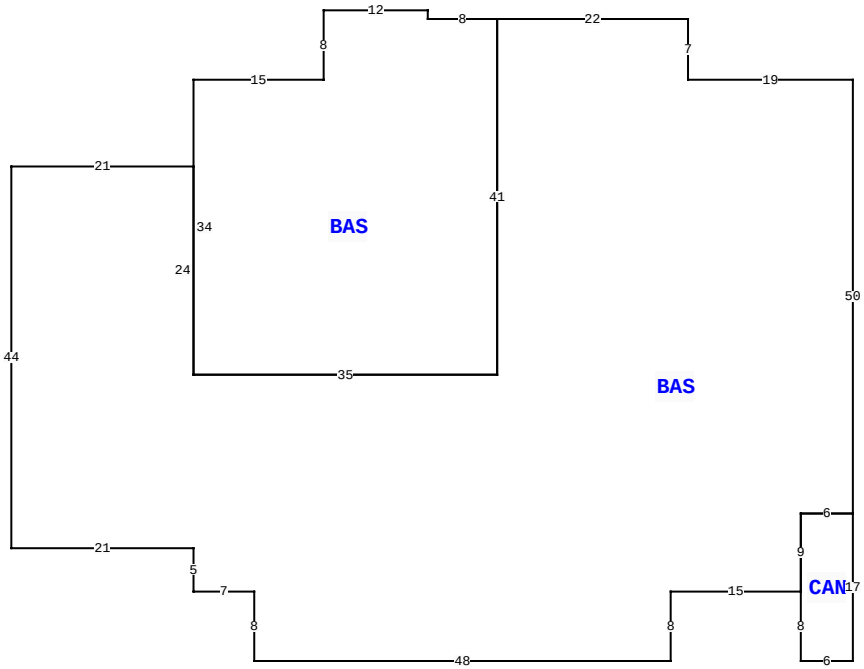
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
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	1,342	100		1,342	50,580
BAS	4,702	100		4,702	177,219
CAN	102	30		31	1,169
TOTALS	6,146			6,075	228,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	6,075	119.6577	75.38	457,934	1982	1982	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 6044 HX Base Yr



3739 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	228,967
TOTAL MARKET OB/XF VALUE	14,200
TOTAL LAND VALUE - MARKET	561,666
TOTAL MARKET VALUE	804,833
SOH/AGL Deduction	0
ASSESSED VALUE	804,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	804,833
TOTAL JUST VALUE	804,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	804,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044983	Roof Replacement	27,800	07/18/2022
2105	REMODEL	594	04/13/2011
2993	REMODEL	50	07/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1211/0499	3/02/2011	WD	Q	I	01	640,000

GRANTOR: SHONEY'S LLC

GRANTEE: FIFTH GENERATION RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N7 W22 BAS= W8 N1 W12 S8 W15 S34 E35 N41$ S41 W35 N24 W21 S44 E21 S5 E7 S8 E48 N8 E15 CAN= S8 E6 N17 W6 S9$ N9 E6 N50$.

EXTRA FEATURES

LN	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	1993	1993	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 14,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		CHI	231.00	300.00	55,917.00	SF		1.00	1.00	1.00	10.00	10.00	559,170							
2	9630	C	SWAMP	0		00	0.00	0.00	43,400.00	SF		1.00	1.00	0.05	1.15	0.06	2,496							

REVIEW DATE 04/17/2024 BY TP Total Acres: 2.28 Total Land Value: 561,666 Market: 0 Agricultural: 0 Common: 561,666 PRINTED 11/17/2025 BY SYS