

BEG E LINE OF SE1/4 OF SE1/4 AT
S R/W US-90, RUN W ALONG R/W 125
FT, E 125 FT, N 125 FT TO POB EX

MIDDLETON J SCOTT/ROSENFELD JOEL
PO BOX 1881
LAKE CITY, FL 32056-1881

2026

34-3S-16-02494-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	3	100
Frame	05	STEEL 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
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
BAS	1,533	100
TOTALS	1,533	1,533

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3500	04	1,533	117.0120	73.72	113,013	1967	1995	0	0	0	45.00	55.00
1 STORE RETL 0% - 0			Heated Area: 1533				HX Base Yr					
28 53 53 12 7 7 9 7 7 12 53 28 BAS												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		62,157	
TOTAL MARKET OB/XF VALUE		14,449	
TOTAL LAND VALUE - MARKET		195,312	
TOTAL MARKET VALUE		271,918	
SOH/AGL Deduction		0	
ASSESSED VALUE		271,918	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,918	
TOTAL JUST VALUE		271,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044750	Roof Replacement	22,790	06/22/2022
1444	ADDN COMM	113	01/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/0133	4/01/1998	WD	Q	I		170,000
GRANTOR: G W HUNTER						
GRANTEE: J SCOTT MIDDLETON &						
0801/0758	12/29/1994	WD	Q	I	03	96,900
GRANTOR: ELGA B & TERRY L HUNT						
GRANTEE: G W HUNTER INC						

EXTRA FEATURES		3718 W US HIGHWAY 90 , LAKE CITY													
BLD DATE						LGL DATE									
XF DATE						LAND DATE									
INC DATE						AG DATE									
TOTALS		1,533		1,533	62,157	04/09/2024	MLU								
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			1.00	UT	0.00		0	3	100	6,000
2	0166	CONC, PAVMT	0	0	0			1.00	UT	0.00		0	3	100	5,000
3	0166	CONC, PAVMT	0	0	0			2,299.00	UT	1.50		0	3	100	3,449

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W53 S28 E53 N12 E7 N7 W7 N9\$.									

LAND DESCRIPTION										TOTAL OB/XF									
										14,449									
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
1	1100	C	STORE 1FLR	0		CHI	125.00	120.00	15,625.00	SF		1.00	1.00	1.25	10.00	12.50	195,312		