

COMM 1534.5 FT S OF NE COR OF
SEC ON S R/W OF SAL RR, RUN W
ALONG RR 373.6 FT FOR POB, RUN

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2026

34-3S-17-06875-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

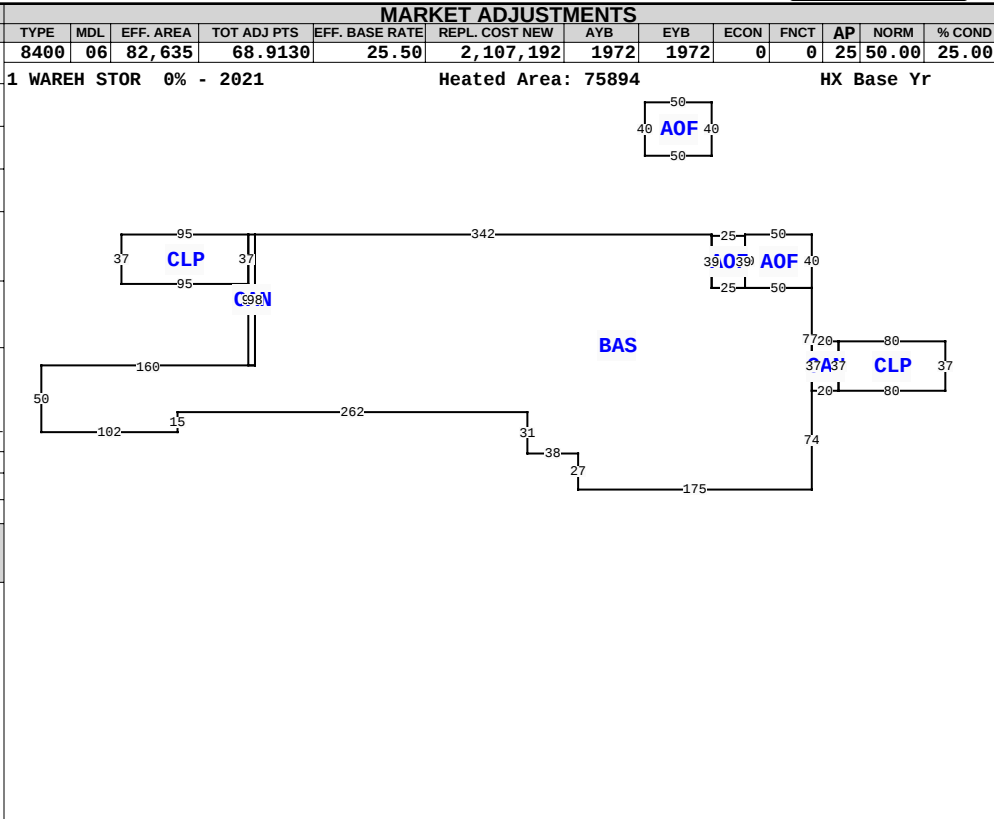
Quality	01	01	
DOR CODE	4800	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	975	150		1,462	9,320
AOF	2,000	150		3,000	19,125
AOF	2,000	150		3,000	19,125
BAS	70,919	100		70,919	452,109
CAN	490	30		147	937
CAN	740	30		222	1,415
CLP	2,960	60		1,776	11,322
CLP	3,515	60		2,109	13,445

TOTALS	83,599			82,635	526,798
--------	--------	--	--	--------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	24	80	1.00	UT	3,750.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,250.00
4	0140	CLFENCE	6	0	0	0	1.00	UT	4,400.00
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
6	0140	CLFENCE	6	0	0	0	215.00	UT	3.80

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	4800	C	WAREHOUSE	0		CG	0.00	0.00	9.59
2	9100	C	UTILITY	0			50.00	73.00	1.00



2753 E US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		616,200	
TOTAL MARKET OB/XF VALUE		16,317	
TOTAL LAND VALUE - MARKET		238,160	
TOTAL MARKET VALUE		870,677	
SOH/AGL Deduction		0	
ASSESSED VALUE		870,677	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		870,677	
TOTAL JUST VALUE		870,677	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		871,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1422/0430	10/16/2020	WD	Q	I	01	850,000	
GRANTOR:DIXIE BUILDING LLC							
GRANTEE:COLUMBIA CONSOLIDAT							
1283/1398	10/11/2014	WD	U	I	11	0	
GRANTOR:ANNESA DENUNE							
GRANTEE:DIXIE BUILDING, LLC							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= N1 W342 CAN= W5 CLP= W95 S37 E95 N37\$ S98 E5 N98\$ S98 W160 S50 E102 N15 E262 S31 E38 S27 E175 N74 CAN= E20 CLP= E80 N37 W80 S37\$ N37 W20 S37\$ N77 AOF= N40 W50 S40 E50\$ W50 AOF= N39 W25 S39 E25\$ W25 N39\$ PTR= N60 AOF= N40 W50 S40 E50\$ S60\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	4800	C	WAREHOUSE	0		CG	0.00	0.00	9.59
2	9100	C	UTILITY	0			50.00	73.00	1.00

[illegible]

COMM 1534.5 FT S OF NE COR OF
SEC ON S R/W OF SAL RR, RUN W
ALONG RR 373.6 FT FOR POB, RUN

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2026

34-3S-17-06875-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	22	PRECAST PN 100			
Roof Structure	01	FLAT 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	03	PART.FIN. 100			
Air Condition	09	WALL UNIT 100			
Heating Type	09	ENG F AIR 100			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality		07 07			
DOR CODE		4800 WAREHOSE/DISTRB			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		34317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	40,418
TOTALS	864			864	40,418

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	864	128.5200	71.97	62,182	1999	1999	0	0	0	35.00	65.00
4 EXCEP STOR 0% - 2021 Heated Area: 864 HX Base Yr												
24 36 24 36 BAS												
2753 E US HIGHWAY 90 , LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

COLUMBIA COUNTY PROPERTY					PAGE 3 of 3		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				616,200			
TOTAL MARKET OB/XF VALUE				16,317			
TOTAL LAND VALUE - MARKET				238,160			
TOTAL MARKET VALUE				870,677			
SOH/AGL Deduction				0			
ASSESSED VALUE				870,677			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				870,677			
TOTAL JUST VALUE				870,677			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				871,921			