

COMM INTERS W LINE OF SW1/4 & S
ALONG R/W 566.69 FT FOR POB, RUN
178.14 FT, SE 30 FT, N 103.10 FT

US 90 WEST LLC
538 SW CORPORATED DR
LAKE CITY, FL 32024

2026

35-3S-16-02541-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	14	100
Frame	03	MASONRY 100
Story Height	16	100
RMS	0	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

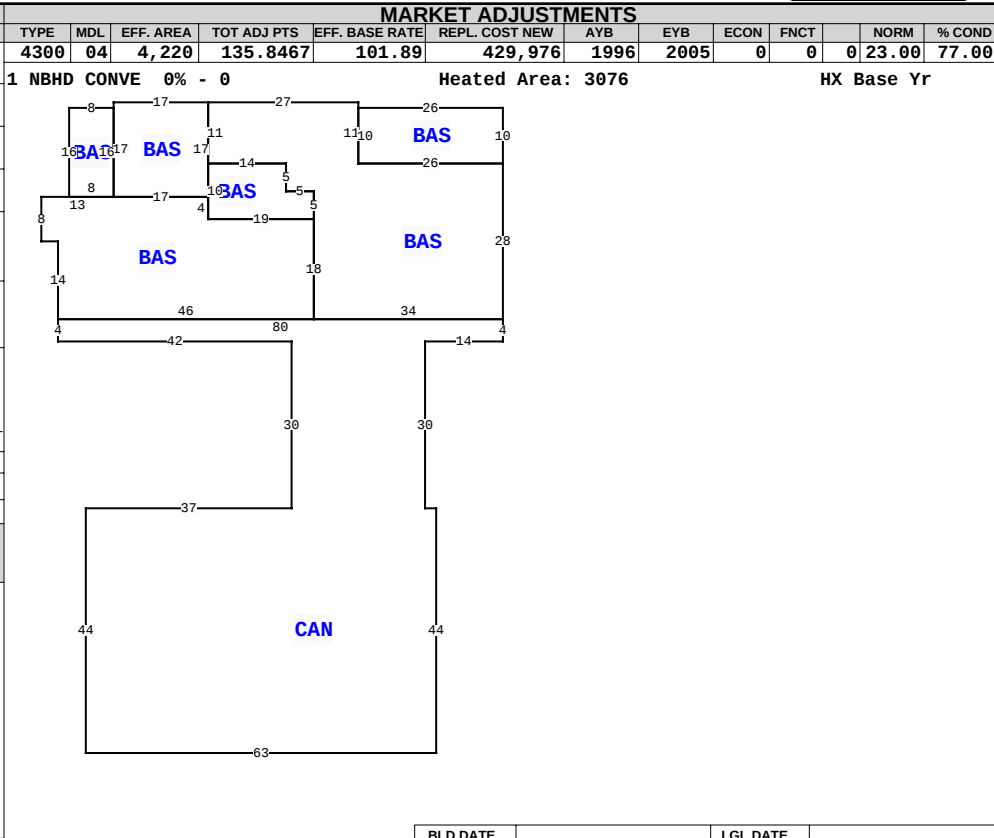
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	10,042
BAS	165	100		165	12,945
BAS	260	100		260	20,398
BAS	289	100		289	22,673
BAS	960	100		960	75,317
BAS	1,274	100		1,274	99,952
CAN	3,812	30		1,144	89,753
TOTALS	6,888			4,220	331,082

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1.00	UT	12,000.00	12,000.00	100	1996	1996	3	100	12,000	
2	0260	PAVEMENT-A	0	0	0	0	8,359.00	UT	0.90	0.90	100	1996	1996	3	100	7,523	
3	0166	CONC, PAVMT	0	0	0	0	6,260.00	UT	1.50	1.50	100	1996	1996	3	100	9,390	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	1410	C



3586 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
29,413		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	331,082		
TOTAL MARKET OB/XF VALUE	29,413		
TOTAL LAND VALUE - MARKET	360,278		
TOTAL MARKET VALUE	720,773		
SOH/AGL Deduction	0		
ASSESSED VALUE	720,773		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	720,773		
TOTAL JUST VALUE	720,773		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	729,372		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2353	REMODEL	165	10/11/2011
1510	MAINT/ALTR	739	12/28/2009
648	COMMERCIAL	578	02/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1587	1/16/2025	WD	U	I	35	1,300,000
GRANTOR: KIRBY OIL CO						
GRANTEE: US 90 WEST LLC						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W27 BAS= W17 S17 E17 N17\$ S11 BAS= S10 E19 N5 W5 N5 W14\$ E14 S5 E5 S5 BAS= W19N4 W17 BAS= N16 W8 S16 E8\$ W13 S8 E3 S14 CAN= S4 E42 S30W37 S44 E63 N44 W2 N30 E14 N4 W80\$ E46 N18 \$ S18 E34 N28 BAS= N10 W26 S10 E26\$ W26 N11\$.			