

BEG AT A PT ON N R/W US-90,
330 FT W OF E LINE OF W1/2' OF
SEC, RUN W'LY 198.31 FT FOR

ECM-BG2-LAKE CITY, FL-1-UT LLC
4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633

2026

35-3S-16-02549-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	03	MASONRY 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	1126
MAP NUM	
NEIGHBORHOOD/LOC	35316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	108,452
CAN	93	30		28	2,163
CAN	177	30		53	4,094
CAN	1,952	30		586	45,266
TOTALS	3,626			2,071	159,975

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,900.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
4	0253	LIGHTING	0	0	0	0	3.00	UT	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		CHI	250.00	175.00	39,976.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	2,071	119.7630	89.82	186,017	1964	2010	0	0	0	14.00	86.00	
1 NBHD CONVE 0% - 2021 Heated Area: 1404 HX Base Yr													
3317 W US HIGHWAY 90 , LAKE CITY													

TOTAL OB/XF 15,950													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,900.00	6,900.00	50	0	0
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
4	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	2000	2000

TOTAL OB/XF 15,950													
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
1	1410	C	CONV STORE	0		CHI	250.00	175.00	39,976.00	SF		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		159,975	
TOTAL MARKET OB/XF VALUE		15,950	
TOTAL LAND VALUE - MARKET		899,460	
TOTAL MARKET VALUE		1,075,385	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,075,385	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,075,385	
TOTAL JUST VALUE		1,075,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,077,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27478	MAINT/ALTR	545	11/10/2008
27479	MAINT/ALTR	0	11/10/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1406/1173	2/12/2020	WD U	I	I	37	2,015,200	
GRANTOR: BOCA GAS COMPANY HOLD							
GRANTEE: ECM-BG2-LAKE CITY,							
1406/0708	2/11/2020	WD U	I	I	37	1,520,000	
GRANTOR: FIRST COAST ENERGY LL							
GRANTEE: BOCA GAS COMPANY HO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 CAN= W3 S31 E3 N31\$S31 CAN= S61 E32 N61 W32\$ E20CAN= E31 N31 W3 S28 W28 S3\$ N3 E28 N28\$.									