

BEG NE COR OF SE1/4 OF SW1/4, RU
N R/W US-90, RUN W ALONG R/W 160
FT, E 160 FT TO E LINE OF NE1/4

DAVIS & DAVIS ENTERPRISES, INC
11907 N STATE ROAD 121
MACCLENNY, FL 32063

2026

35-3S-16-02558-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

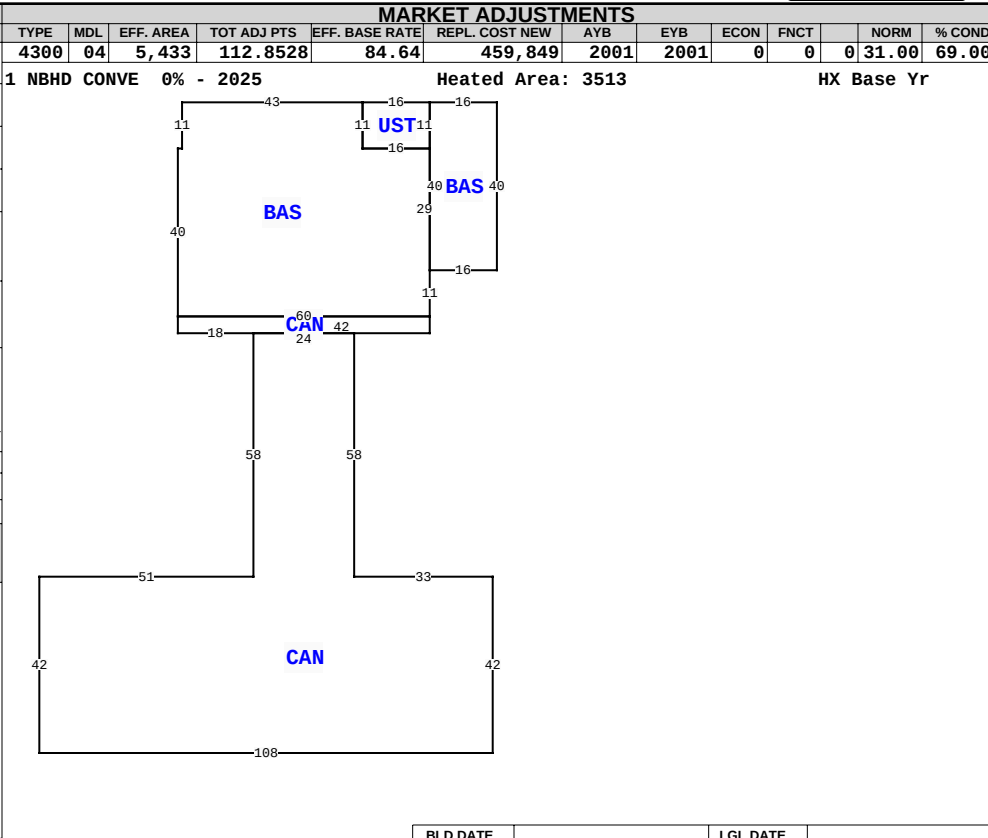
Quality	05	05
DOR CODE	1126(CONV STORE/GAS	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	37,377
BAS	2,873	100		2,873	167,788
CAN	240	30		72	4,205
CAN	5,928	30		1,778	103,838
UST	176	40		70	4,088

TOTALS	9,857			5,433	317,296
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0260	PAVEMENT - A	0	0	0	16,128.00	UT	0.90	0.90
2	0164	CONC BIN	0	0	10	13	UT	7.50	7.50
3	0166	CONC, PAVMT	0	0	0	0	UT	1.50	1.50
4	0294	SHED WOOD/	0	0	8	12	UT	9.00	9.00

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		00	160.00	250.00	40,000.00



3221 W US HIGHWAY 90 , LAKE CITY

TOTAL OB/XF									
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1	0260	PAVEMENT - A	0	0	0	16,128.00	UT	0.90	0.90
2	0164	CONC BIN	0	0	10	13	UT	7.50	7.50
3	0166	CONC, PAVMT	0	0	0	0	UT	1.50	1.50
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		317,296	
TOTAL MARKET OB/XF VALUE		20,743	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		938,039	
SOH/AGL Deduction		0	
ASSESSED VALUE		938,039	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		938,039	
TOTAL JUST VALUE		938,039	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		947,236	

LAND:1:1: 0.92 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32104	ADDN COMM	531	07/07/2014
18483	COMMERCIAL	1,429	07/06/2001
15469	ADDN COMM	125	05/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1115	12/31/2024	WD	U	I	35	2,200,000
GRANTOR: CHARLES WALK OF LAKE						
GRANTEE: DAVIS & DAVIS ENTER						
0927/2296	5/31/2001	WD	Q	I	01	100
GRANTOR: R H DAVIS OIL CO INC						
GRANTEE: CHARLES WALK OF LAK						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W43 S11 W1 S40 CAN= S4 E18 CAN= S58 W51 S42 E108 N42 W33 N58 W24\$ E42 N4 W60\$ E60 N11 BAS= E16 N40 W16 S40\$ N29 UST= N11 W16 S11 E16\$ W16 N11\$.						