(AKA PART OF LOT 1 & PART OF
LOT 2 LAKE HARRIS FARMS S/D
UNIT A DESC AS FOLLOWS):

SMART GROWTH-LC VERIZON, LLC
343 NW COLE TER, SUITE 201
LAKE CITY, FL 32055

2026

35-3S-16-02577-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

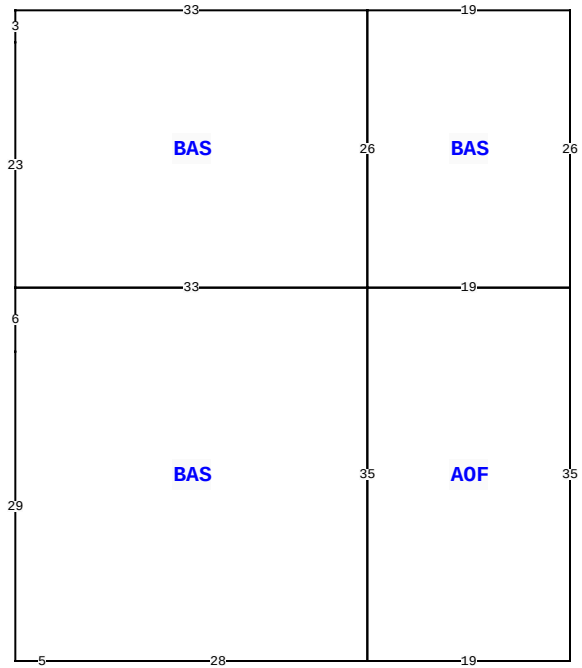
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	665	110		732	26,275
BAS	494	100		494	17,732
BAS	858	100		858	30,797
BAS	1,155	100		1,155	41,458
TOTALS	3,172			3,239	116,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	3,239	108.5230	68.37	221,450	1994	1994	0	0	0	47.50	52.50

1 STORE RETL 0% - 0 Heated Area: 3172 HX Base Yr



2750 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	116,261
TOTAL MARKET OB/XF VALUE	19,574
TOTAL LAND VALUE - MARKET	492,668
TOTAL MARKET VALUE	628,503
SOH/AGL Deduction	0
ASSESSED VALUE	628,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	628,503
TOTAL JUST VALUE	628,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047039	Remodel	219,208	04/21/2023
705	REMODEL	135	04/16/2008
1642	REMODEL	312	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1357/1472	4/06/2018	WD	U	I	30	1,084,000
GRANTOR: MMCB ENTERPRISES LLC						
GRANTEE: SMART GROWTH-LC VER						
1226/2361	12/07/2011	WD	U	I	37	825,000
GRANTOR: RICHARD COLE SUCC TRU						
GRANTEE: MMCB ENTERPRISES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= W33 S3 S23 BAS= S6 S29E5 E28 AOF= E19 N35 W19 S35$ N35 W33$ E33 N26$ S26 E19N26$.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	0	0	0	825.00	UT	1.50	1.50	100	0	0	3	100	1,238	
2	0260	PAVEMENT-A	0	0	0	0	17,596.00	UT	0.90	0.90	100	0	0	3	100	15,836	
3	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	1993	1993	3	100	1,500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 19,574

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		00	100.00	255.00	25,265.00	SF		1.00	1.00	1.30	15.00	19.50	492,668							

REVIEW DATE 11/17/2023 BY mark Total Acres: 0.58 Total Land Value: 492,668 Market: 0 Agricultural: 0 Common: 492,668 PRINTED 11/05/2025 BY SYS