(AKA PART OF LOT 1 LAKE HARRIS F
UNIT A DESC AS):
COMM SE COR OF SEC, NE 673.97 FT

KIRSPLASH, LLC
2716 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

35-3S-16-02577-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

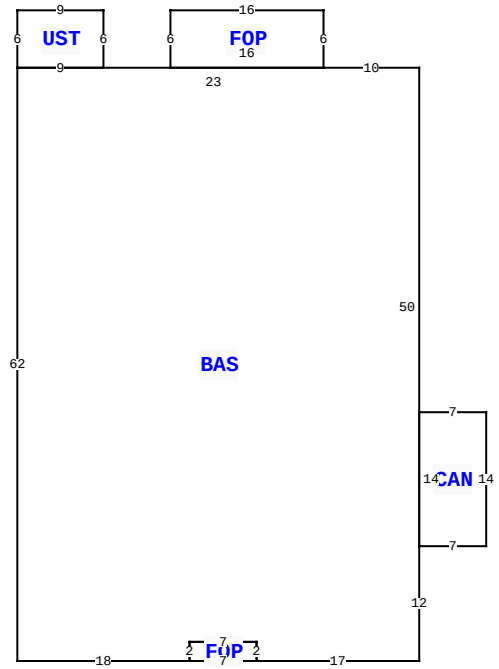
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,590	100		2,590	94,786
CAN	98	30		29	1,062
FOP	14	30		4	146
FOP	96	30		29	1,062
UST	54	40		22	805
TOTALS	2,852			2,674	97,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,674	105.6224	66.54	177,928	1986	1995	0	0	0	45.00	55.00

1 STORE RETL 0% - 0 Heated Area: 2590 HX Base Yr



2716 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,860
TOTAL MARKET OB/XF VALUE	10,498
TOTAL LAND VALUE - MARKET	337,584
TOTAL MARKET VALUE	445,942
SOH/AGL Deduction	0
ASSESSED VALUE	445,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,942
TOTAL JUST VALUE	445,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-092	ADDN COMM	0	03/31/2015
14-0415	MAINT/ALTR	60	11/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1288/0821	1/12/2015	WD	U	I	30	580,000

GRANTOR: G&W COMMERCIAL PROP(F
GRANTEE: KIRSPLASH, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N6 W16 S6 E16$ W23 UST= N6 W9 S6 E9$ W9 S62E18
FOP= E7 N2 W7 S2$ N2 E7 S2 E17 N12 CAN= E7 N14 W7 S14$ N50$.

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	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	9,944.00	UT	1.85	1.85	50	0	0	3	50	9,198	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 10,498

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	1700	C	1STORY OFF	0			0.00	0.00	17,312.00	SF		1.00	1.00	1.30	15.00	19.50	337,584							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.40 Total Land Value: 337,584 Market: 0 Agricultural: 0 Common: 337,584 PRINTED 11/05/2025 BY SYS