(AKA PART OF THE EAST 30 FT OF L
S OF R/W OF US-90 & PART OF THE
OF LOT 2 LYING S OF R/W OF US-90

KAY-B LLC
12555 ORANGE DR #4043
DAVIE, FL 33330

2026

35-3S-16-02578-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

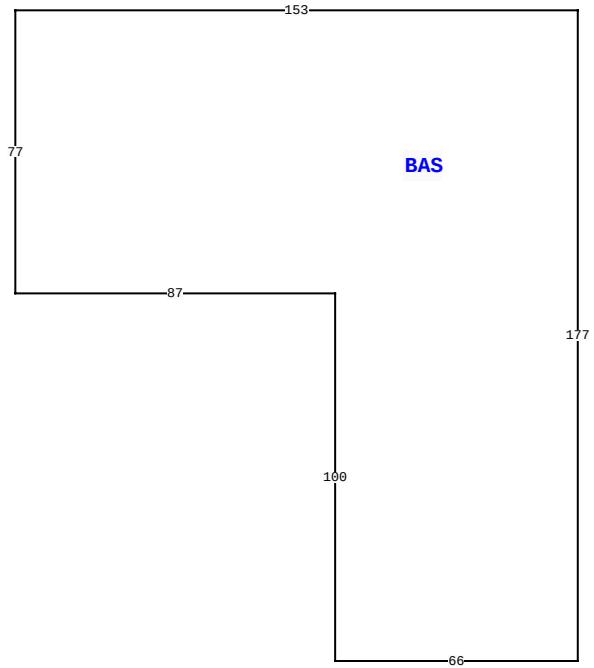
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	12	HARDWOOD 30
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		23 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	3435	GYM/FITNESS
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	18,381	100		18,381	1,325,407
TOTALS	18,381			18,381	1,325,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7200	04	18,381	142.0531	76.71	1,410,007	2017	2017	0	0	0	6.00	94.00

3 SPA-HEALTH 0% - 0 Heated Area: 18381 HX Base Yr



2782 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,325,407
TOTAL MARKET OB/XF VALUE	131,952
TOTAL LAND VALUE - MARKET	320,166
TOTAL MARKET VALUE	1,777,525
SOH/AGL Deduction	0
ASSESSED VALUE	1,777,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,777,525
TOTAL JUST VALUE	1,777,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,791,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1285	COMMERCIAL	0	12/12/2016
00707	M H	25	04/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/2153	3/05/2018	WD	U	I	40	2,400,000
GRANTOR: RIMROCK HERITAGE LLC						
GRANTEE: KAY-B LLC						
1316/2730	6/14/2016	WD	Q	I	01	550,000
GRANTOR: LYONS PROPERTY HOLDIN						
GRANTEE: RIMROCK HERITAGE LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W153 S77 E87 S100 E66 N177$.

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	0295	SPKLR SYS	0	0	0	0	18,381.00	UT	1.75	1.75	100	2017	2017	3	100	32,167	
2	0166	CONC,PAVMT	0	0	0	0	2,040.00	UT	2.25	2.25	100	2017	2017	3	100	4,590	
3	0260	PAVEMENT-A	0	0	0	0	50,700.00	UT	1.60	1.60	100	2017	2017	3	100	81,120	
4	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	10,500	
5	0120	CLFENCE 4	0	0	0	0	650.00	UT	5.50	5.50	100	2017	2017	3	100	3,575	

LAND DESCRIPTION

TOTAL OB/XF 131,952

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	3435	C	GYM/FITNES	0		CG	0.00	0.00	106,722.00	SF		1.00	1.00	1.00	3.00	3.00	320,166							

REVIEW DATE 04/23/2024 BY TP Total Acres: 2.45 Total Land Value: 320,166 Market: 0 Agricultural: 0 Common: 320,166 PRINTED 11/17/2025 BY SYS