

(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

GENERATIONS PROPERTIES, LLC
2806 W US HIGHWAY 90, SUITE 102
LAKE CITY, FL 32055

2026

35-3S-16-02578-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

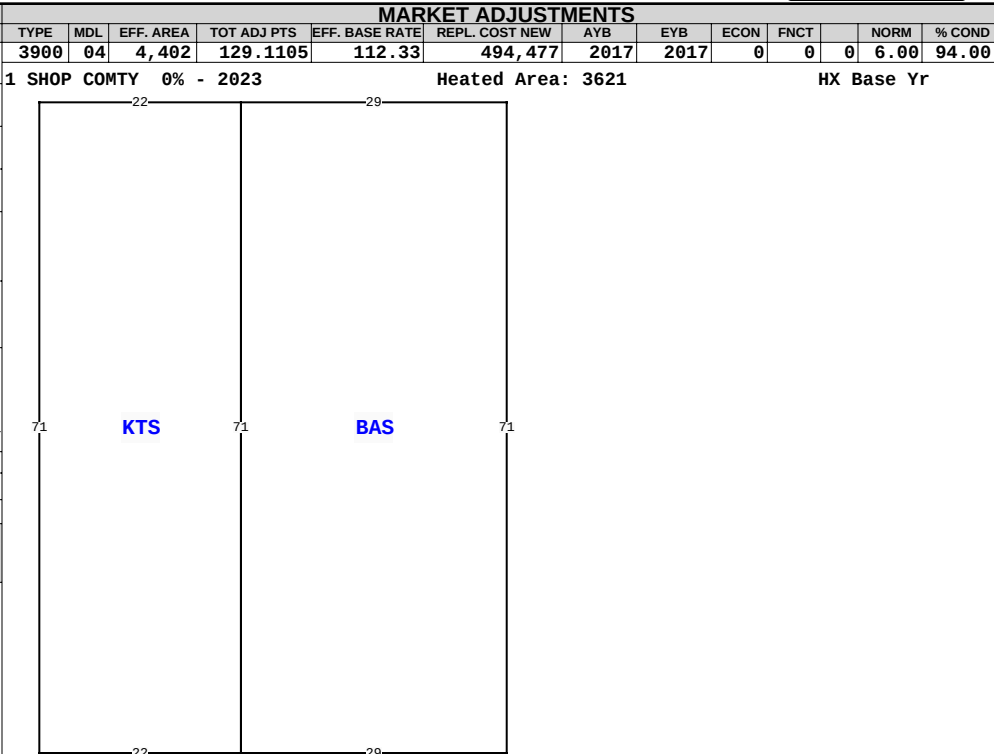
Quality	05	05
DOR CODE	1600COMMUNITY SHOPPING	
MAP NUM		06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100		2,059	217,410
KTS	1,562	150		2,343	247,398

TOTALS	3,621			4,402	464,808
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	3,100.00	UT	3.00
2	0164	CONC BIN	0	0	0	0	120.00	UT	11.00
3	0260	PAVEMENT-A	0	0	0	0	24,450.00	UT	2.00
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1610	C	SH CTR NHD	0		CG	0.00	0.00	30,928.00



2786 W US HIGHWAY 90 , LAKE CITY

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

L N	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	3,100.00	UT	3.00	3.00	100	2017	2017	3	100	9,300	
2	0164	CONC BIN	0	0	0	0	120.00	UT	11.00	11.00	100	2017	2017	3	100	1,320	
3	0260	PAVEMENT-A	0	0	0	0	24,450.00	UT	2.00	2.00	100	2017	2017	3	100	48,900	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	4,500	

TOTAL OB/XF										64,020							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	1610	C	SH CTR NHD	0		CG	0.00	0.00	30,928.00	SF		1.00	1.00	1.00	15.00	15.00	463,920

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		464,808	
TOTAL MARKET OB/XF VALUE		64,020	
TOTAL LAND VALUE - MARKET		463,920	
TOTAL MARKET VALUE		992,748	
SOH/AGL Deduction		0	
ASSESSED VALUE		992,748	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		992,748	
TOTAL JUST VALUE		992,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045788	Remodel	250,000	10/27/2022
16-1431	COMMERCIAL	0	01/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/37	6/28/2022	WD	Q	I	01	1,100,000
GRANTOR: RIMROCK HERITAGE LLC						
GRANTEE: GENERATIONS PROPERT						
1316/2730	6/14/2016	WD	Q	I	01	550,000
GRANTOR: LYONS PROPERTY HOLDIN						
GRANTEE: RIMROCK HERITAGE LL						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W29 KTS= W22 S71 E22 N71\$ S71 E29 N71\$.									