COMM SE COR, RUN W 493.49 FT, N
FT FOR POB, RUN N 84 DEG W 150 F
FT TO S R/W OF US-90, S 84 DEG E

TERPS ACQUISITIONS LC, LLC
21088 HAMLIN DR
BOCA RATON, FL 33433

2026

35-3S-16-02579-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

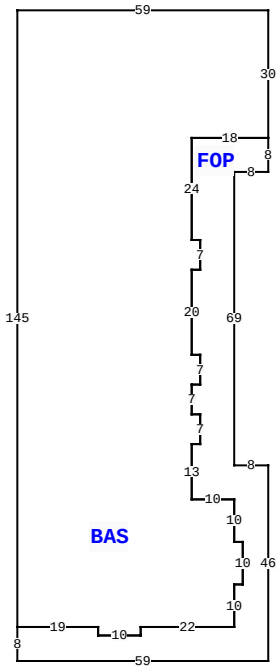
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		25 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,867	100		6,867	227,264
FOP	1,608	30		482	15,952
TOTALS	8,475			7,349	243,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,349	89.4400	66.19	486,430	1986	1986	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 6867 HX Base Yr



2806 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	243,215
TOTAL MARKET OB/XF VALUE	8,635
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	701,850
SOH/AGL Deduction	0
ASSESSED VALUE	701,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	701,850
TOTAL JUST VALUE	701,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	701,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046180	Remodel	200,000	06/29/2023
000044217	Roof Replacement	44,717	04/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2342	10/06/2022	WD	U	I	37	1,800,000
GRANTOR: DANIEL CRAPPS AGENCY,						
GRANTEE: TERPS ACQUISITIONS						
1476/263	9/23/2022	WD	U	I	30	720,000
GRANTOR: APALACHICOLA FOREST L						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S145 E19 S2 E10 N2 E22N10 E2 N10 W2 N10 W10 N13 E2 N7 W2 N7 E2 N7 W2 N20 E2 N7 W2N24 E18 FOP= S8 W8 S69 E8 S46 W59 N8 E19 S2 E10 N2 E22 N10 E2 N10 W2 N10 W10 N13 E2 N7 W2 N7 E2 N7 W2 N20 E2 N7 W2 N24 E18$ N30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,200	
2	0166	CONC,PAVMT	0	0	0	0	29.00	UT	15.00	15.00	100	2001	2001	3	100	435	

LAND DESCRIPTION

TOTAL OB/XF 8,635

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	1200	C	STORE COMB	0		CG	150.00	200.00	30,000.00	SF		1.00	1.00	1.00	15.00	15.00	450,000							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.69 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 11/07/2025 BY SYS