

THE N 350 FT OF THE E 150 FT OF
HARRIS FARMS AS LIES S OF R/W US
ALSO DESC AS FOLLOWS: BEG AT IN

LAKE CITY CENTER LLC
343 NW COLE TER, SUITE 201
LAKE CITY, FL 32055

2026

35-3S-16-02579-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	30	100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		4 100

Quality	07	07
DOR CODE	1600COMMUNITY SHOPPING	
MAP NUM		06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	133,477
RSG	1,216	125		1,520	166,848
RSG	2,584	125		3,230	354,550
RSG	2,623	125		3,279	359,929
TOTALS	7,639			9,245	1,014,804

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	26,092.00	UT	1.60	1.60	
2	0166	CONC,PAVMT	0	0	0	0	4,810.00	UT	2.00	2.00	
3	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	1610	C	SH CTR NHD	0		CG	150.00	350.00	52,708.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3900	04	9,245	135.6672	118.03	1,091,187	2016	2016	0	0	7.00	93.00
2 SHOP COMTY 0% - 0											
Heated Area: 7639 HX Base Yr											
2888 W US HIGHWAY 90 , LAKE CITY											

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

TOTAL OB/XF											
58,507											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,014,804	
TOTAL MARKET OB/XF VALUE		58,507	
TOTAL LAND VALUE - MARKET		1,185,930	
TOTAL MARKET VALUE		2,259,241	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,259,241	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,259,241	
TOTAL JUST VALUE		2,259,241	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,270,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1189	COMMERCIAL	0	11/15/2016
16-0973	COMMERCIAL	0	10/11/2016
16-0376	COMMERCIAL	0	04/21/2016
16-036	COMMERCIAL	0	01/26/2016
16-047	DEMOLISH	0	01/26/2016
2270	REMODEL	150	08/19/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1336/0468	5/04/2017	WD U	I	40	
GRANTOR: RIMROCK-THOMPSON DEVE					
GRANTEE: LAKE CITY CENTER LL					
1311/1655	3/18/2016	WD U	V	30	
GRANTOR: PAND-MONI-YUM OF LAKE					
GRANTEE: RIMROCK-THOMPSON DE					

BUILDING NOTES											
BUILDING DIMENSIONS											
RSG=[ORIG=-66,0] W34 S34 W3 S13 E3 S29 E34 N76 \$											
RSG=[ORIG=0,0] W34 S76 E34 N76 \$											
BAS=[ORIG=-34,0] W16 S76 E16 N76 \$											
RSG=[ORIG=-50,0] W16 S76 E16 N76 \$											