COMM NE COR OF SE1/4 OF SE1/4,
RUN S 21.10 FT TO N R/W OF U S
HWY 90, RUN WESTERLY ALONG R/W

M V P AUTO DEALER INC
1839 WEST US-HWY 90
LAKE CITY, FL 32055

**2026**

**36-3S-16-02588-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

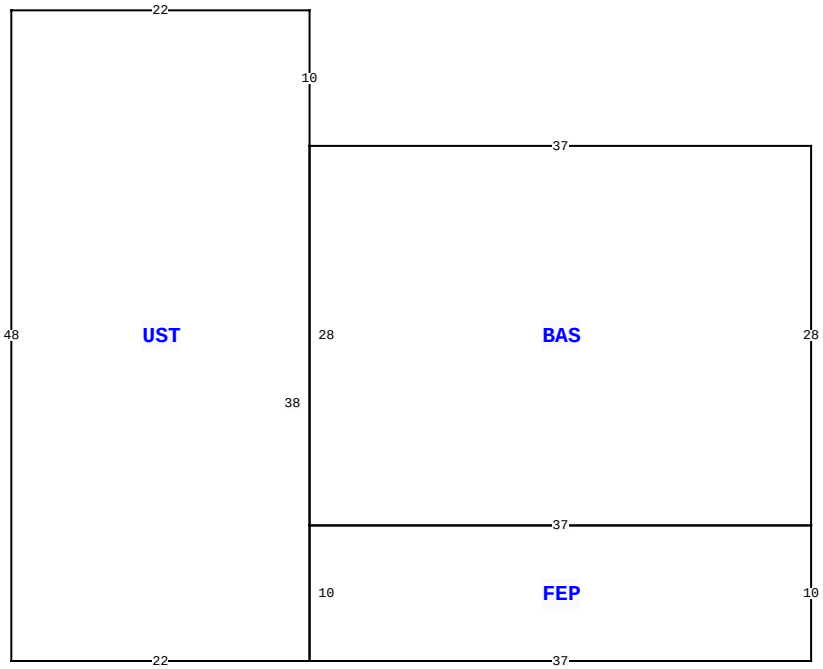
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 2500 | REPAIR SERVICE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 36316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,036 | 100 | | 1,036 | 77,044 |
| FEP | 370 | 80 | | 296 | 22,012 |
| UST | 1,056 | 45 | | 475 | 35,324 |
| TOTALS | 2,462 | | | 1,807 | 134,380 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,807 | 102.1500 | 114.41 | 206,739 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

6 SINGLE FAM 0% - 0 Heated Area: 1036 HX Base Yr




1839 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 134,380 |
| TOTAL MARKET OB/XF VALUE | 14,200 |
| TOTAL LAND VALUE - MARKET | 392,040 |
| TOTAL MARKET VALUE | 540,620 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 540,620 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 540,620 |
| TOTAL JUST VALUE | 540,620 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 540,620 |

LAND:4:1: MULTI-USE

BLDG:4:1: FAYETTE MH

BLDG:3:1: ALTAIR MH

BLDG:2:1: LAMPLIGHTER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1279/0116 | 8/07/2014 | WD | U | I | 30 | 410,000 |
| GRANTOR: CAMUEL PAUL VANN JR & | | | | | | |
| GRANTEE: M V P AUTO DEALER I | | | | | | |
| 1093/0744 | 8/18/2006 | WD | Q | I | | 1,050,000 |
| GRANTOR: MERTON NIEWISCH JR | | | | | | |
| GRANTEE: SAMUEL PAUL VANN JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 UST= N10 W22 S48 E22 N38$ S28 FEP= S10 E37 N10 W37$ E37 N28$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 20 | 40 | 1.00 | UT | 1,200.00 | 1,200.00 | 50 | 0 | 0 | 3 | 50 | 600 | |
| 2 | 0060 | CARPORT F | 0 | 0 | 18 | 40 | 720.00 | UT | 5.00 | 5.00 | 100 | 2014 | 2014 | 3 | 100 | 3,600 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,200

| 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 | 2500 | C | SRVC SHOPS | 0 | | CI | 0.00 | 0.00 | 39,204.00 | SF | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 392,040 | | | | | | | |

REVIEW DATE 06/28/2023 BY JB Total Acres: 0.90 Total Land Value: 392,040 Market: 0 Agricultural: 0 Common: 392,040 PRINTED 11/17/2025 BY SYS