

LAKE CITY K AUTOMOTIVE MANAGEMENT LLC
1101 E FLETCHER AVE
TAMPA, FL 33612

36-3S-16-02609-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																						
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		17	MSNRY STUC 80							6604	04	8,650	107.6922	58.15	502,998	2016	2016	0	0	7.00	93.00	VALUATION BY					STANDARD															
Exterior Wall		28	GLASS THRM 20							2 VEH SHRM 0% - 0													Heated Area: 8200					HX Base Yr					Tax Group: 1					Tax Dist:				
Roof Structur		09	RIDGE FRME 100																						BUILDING MARKET VALUE					578,245												
Roof Cover		04	BUILT-UP 100																						TOTAL MARKET OB/XF VALUE					78,203												
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					739,832												
Interior Floo		15	HARDTILE 80																						TOTAL MARKET VALUE					1,396,280												
Interior Floo		14	CARPET 20																						SOH/AGL Deduction					0												
Ceiling		01	FIN.SUSPD 100																						ASSESSED VALUE					1,396,280												
Air Condition		06	ENG CENTRL 100																						TOTAL EXEMPTION VALUE					0												
Heating Type		09	ENG F AIR 100																						BASE TAXABLE VALUE					1,396,280												
Fixtures			9 100																						TOTAL JUST VALUE					1,396,280												
Frame Story Height		03	MASONRY 100																						NCON VALUE					0												
RMS			14 100							INCOME VALUE																																
Stories Units		1.	1. 100							PREVIOUS YEAR MKT VALUE					1,401,310																											
			0 100																																							
Quality		05	05																																							
DOR CODE		2700	VEH SALE/REPAIR																																							
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	8,200	100		8,200	443,452																																					
CAN	1,500	30		450	24,336																																					
TOTALS		9,700		8,650	467,788																																					
EXTRA FEATURES					2528 W US HIGHWAY 90 , LAKE CITY										BLD DATE							LGL DATE		04/08/2024					MLU													
															XF DATE							LAND DATE																				
															INC DATE							AG DATE																				
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	0260	PAVEMENT-A	0	0	0	27,000.00	UT	1.10	1.10	50	1984	1984	3	50	14,850																											
2	0140	CLFENCE 6	0	0	0	1,360.00	UT	3.50	3.50	100	0	0	3	100	4,760																											
3	0260	PAVEMENT-A	0	0	0	30,400.00	UT	1.60	1.60	15	2016	2016	3	85	41,344																											
4	0166	CONC, PAVMT	0	0	0	1,312.00	UT	2.00	2.00	100	2016	2016	3	100	2,624																											
5	0253	LIGHTING	0	0	0	8.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	12,000																											
6	0166	CONC, PAVMT	0	0	0	875.00	UT	3.00	3.00	100	2024	2023		100	2,625																											
LAND DESCRIPTION										TOTAL OB/XF										78,203																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	2700	C	AUTO SALES	0		CI	150.00	375.00	56,250.00	SF		1.00	1.00	0.75	15.00	11.25	632,812																									
2	2700	C	AUTO SALES	0		CI	0.00	0.00	30,750.00	SF		1.00	1.00	0.75	3.00	2.25	69,188																									
3	1000	C	VACANT COMME	0		CI	0.00	0.00	16,814.00	SF		1.00	1.00	0.75	3.00	2.25	37,832																									
REVIEW DATE 02/05/2024 BY ME Total Acres: 2.38 Total Land Value: 739,832 Market: 0 Agricultural: 0 Common: 739,832 PRINTED 11/17/2025 BY SYS																																										

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