

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
US-90, W ALONG R/W 875.61 FT,

PHOENIX LAND DEVELOPMENT & PROPERTY MANAGEMENT INC
3624 NW BROWN RD
LAKE CITY, FL 32055

2026

36-3S-16-02611-013



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		6 100			
Frame	03	MASONRY 100			
Story Height		14 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	2664 CAR WASH				
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	2,725	100		2,725	40,308
TOTALS	2,725			2,725	40,308

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
6465	04	2,725	61.6325	36.98	100,770	1988	1988	0	0	10	50.00	40.00	
1 CAR WASH		0% - 0		Heated Area: 2725					HX Base Yr				
25 109 25 109 BAS													
				BLD DATE				LGL DATE		04/09/2024			
				XF DATE				LAND DATE		MLU			

[illegible]