COMM SW COR, RUN E 320.21 FT TO CITY RD FOR POB, RUN N ALONG R/W 182.99 FT, N 400 FT TO S R/W US-

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

2026

36-3S-16-02613-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

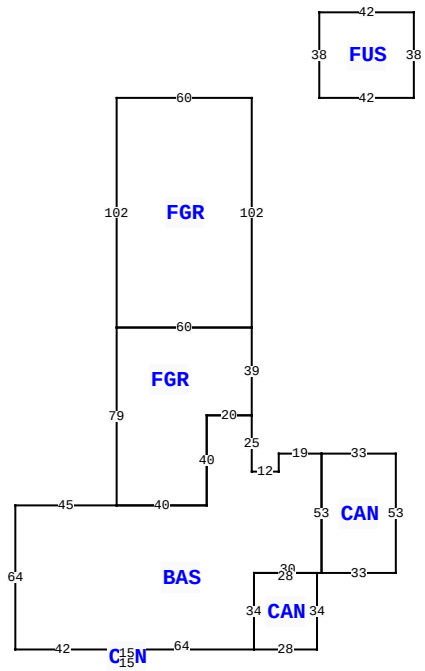
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,101	100		9,101	314,518
CAN	90	30		27	933
CAN	952	30		286	9,884
CAN	1,749	30		525	18,144
FGR	3,940	60		2,364	81,696
FGR	6,120	60		3,672	126,899
FUS	1,596	100		1,596	55,156
TOTALS	23,548			17,571	607,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6604	04	17,571	95.5130	51.58	906,312	1972	2000	0	0	0	33.00	67.00

1 VEH SHRM 0% - 0 Heated Area: 10697 HX Base Yr



2588 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	1,163,806
TOTAL MARKET OB/XF VALUE	116,258
TOTAL LAND VALUE - MARKET	1,812,112
TOTAL MARKET VALUE	3,092,176
SOH/AGL Deduction	0
ASSESSED VALUE	3,092,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,092,176
TOTAL JUST VALUE	3,092,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,122,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0297	COMMERCIAL	412	08/14/2014
14-0093	REMODEL	50	03/13/2014
13-0393	ADDN COMM	3,349	09/12/2013
3429	ADDN COMM	500	09/27/2005
2191	COMMERCIAL	1,762	08/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0522	6/30/2016	WD	U	I	37	5,006,300

GRANTOR: ROUNTREE-MOORE FORD (

GRANTEE: LAKE CITY F AUTOMOT

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W60 S102 FGR= S79 BAS= W45 S64 E42 CAN= S6 E15 N6 W15$ E64 CAN= E28 N34 W28 S34$ N34 E30 CAN= E33 N53 W33 S53$ N53 W19 S8 W12 N25 W20 S40 W40$ E40 N40 E20 N39 W60$ E60 N102$ PTR= E30 FUS= E42 N38 W42 S38$ W30$.

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	0298	SERVICE BO	0	0	4	12	48.00	UT	65.00	65.00	100	2001	2001	3	100	3,120	
2	0253	LIGHTING	0	0	0	0	14.00	UT	500.00	500.00	100	1993	1993	3	100	7,000	
3	0140	CLFENCE 6	0	0	0	0	850.00	UT	3.50	3.50	100	2001	2001	3	100	2,975	
4	0260	PAVEMENT-A	0	0	0	0	90,342.00	UT	0.50	0.50	100	2001	2001	3	100	45,171	
5	0260	PAVEMENT-A	0	0	0	0	36,410.00	UT	1.10	1.10	75	2002	2002	3	75	30,038	
6	0140	CLFENCE 6	0	0	0	0	530.00	UT	6.50	6.50	100	2002	2002	3	100	3,445	
7	0161	3-STRAND B	0	0	0	0	530.00	UT	1.30	1.30	100	2002	2002	3	100	689	
8	0070	CARPORT UF	0	0	18	20	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
9	0070	CARPORT UF	0	0	20	40	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
10	0031	BARN,MT AE	0	0	30	30	900.00	UT	11.00	11.00	100	2017	2017	3	100	9,900	

TOTAL OB/XF 103,838

LAND DESCRIPTION

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	2700	C	AUTO SALES	0		CI	320.00	375.00	120,000.00	SF		1.00	1.00	0.75	15.00	11.25	1,350,000							
2	2700	C	AUTO SALES	0		CI	0.00	0.00	113,907.00	SF		1.00	1.00	0.75	3.00	2.25	256,291							
3	2700	C	AUTO SALES	0		00	0.00	0.00	76,230.00	SF		1.00	1.00	0.90	3.00	2.70	205,821							

REVIEW DATE 04/25/2024 BY TP Total Acres: 7.12 Total Land Value: 1,812,112 Market: 0 Agricultural: 0 Common: 1,812,112 PRINTED 11/17/2025 BY SYS

COMM SW COR, RUN E 320.21 FT TO CITY RD FOR POB, RUN N ALONG R/W 182.99 FT, N 400 FT TO S R/W US-

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

2026

36-3S-16-02613-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

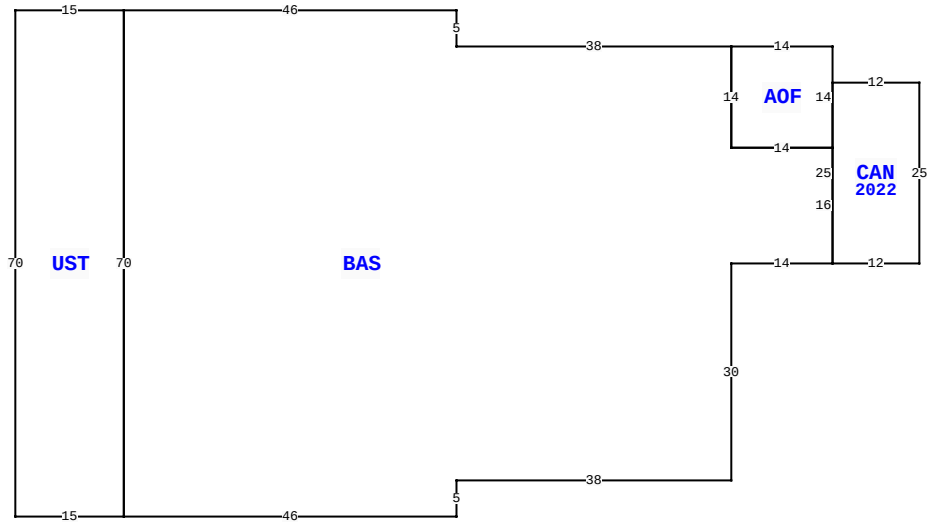
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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
AOF	196	110		216	1,496
BAS	5,724	100		5,724	39,650
CAN	300	30	2022	90	623
UST	1,050	40		420	2,909
TOTALS	7,270			6,450	44,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	6,450	47.1286	23.09	148,930	1972	1984	0	20	0	50.00	30.00

2 VEH SALE/R 0% - 0 Heated Area: 5920 HX Base Yr



2588 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	1,163,806
TOTAL MARKET OB/XF VALUE	116,258
TOTAL LAND VALUE - MARKET	1,812,112
TOTAL MARKET VALUE	3,092,176
SOH/AGL Deduction	0
ASSESSED VALUE	3,092,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,092,176
TOTAL JUST VALUE	3,092,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,122,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0522	6/30/2016	WD	U	I	37	5,006,300

GRANTOR: ROUNTREE-MOORE FORD (

GRANTEE: LAKE CITY F AUTOMOT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 N5 W46 S70 E46 N5 E38 N30 E14 N16 W14 N14 $
UST=[ORIG=-84,-5] W15 S70 E15 N70 $
AOF=[ORIG=14,14] N14 W14 S14 E14 $
CAN=[YR=2022;ORIG=14,30] N25 E12 S25 W12 $
.

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
11	0070	CARPORT UF	0	0	34	30	1,020.00	UT	7.00	7.00	100	2024	2023		100	7,140	
12	0030	BARN,MT	0	0	16	30	480.00	UT	11.00	11.00	100	2024	2023		100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 12,420

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

REVIEW DATE 04/25/2024 BY TP Total Acres: 7.12 Total Land Value: 1,812,112 Market: 0 Agricultural: 0 Common: 1,812,112 PRINTED 11/17/2025 BY SYS

COMM SW COR, RUN E 320.21 FT TO CITY RD FOR POB, RUN N ALONG R/W 182.99 FT, N 400 FT TO S R/W US-

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

2026

36-3S-16-02613-000

BUILDING CHARACTERISTICS

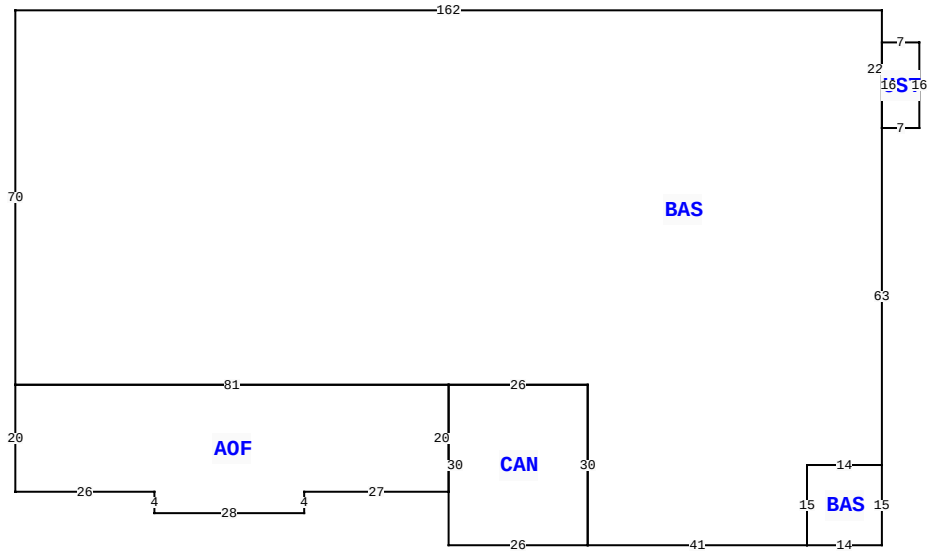
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	07	RAD ELEC 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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
AOF	1,732	110		1,905	47,082
BAS	210	100		210	5,190
BAS	12,780	100		12,780	315,859
CAN	780	30		234	5,784
UST	112	40		45	1,112
TOTALS	15,614			15,174	375,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	15,174	71.0506	34.81	528,207	2002	2002	0	0	0	29.00	71.00

4 VEH SALE/R 0% - 0 Heated Area: 14722 HX Base Yr



2588 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,163,806
TOTAL MARKET OB/XF VALUE	116,258
TOTAL LAND VALUE - MARKET	1,812,112
TOTAL MARKET VALUE	3,092,176
SOH/AGL Deduction	0
ASSESSED VALUE	3,092,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,092,176
TOTAL JUST VALUE	3,092,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,122,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0522	6/30/2016	WD	U	I	37	5,006,300

GRANTOR: ROUNTREE-MOORE FORD (

GRANTEE: LAKE CITY F AUTOMOT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W162 S70 E81 E26 S30 E41 N15 E14 N63 N22 $
AOF=[ORIG=-162,70] S20 E26 S4 E28 N4 E27 N20 W81 $
CAN=[ORIG=-81,70] S30 E26 N30 W26 $
BAS=[ORIG=-14,100] E14 N15 W14 S15 $
UST=[ORIG=0,22] E7 N16 W7 S16 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/25/2024 BY TP Total Acres: 7.12 Total Land Value: 1,812,112 Market: 0 Agricultural: 0 Common: 1,812,112 PRINTED 11/17/2025 BY SYS

COMM SW COR, RUN E 320.21 FT TO CITY RD FOR POB, RUN N ALONG R/W 182.99 FT, N 400 FT TO S R/W US-

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2026

36-3S-16-02613-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

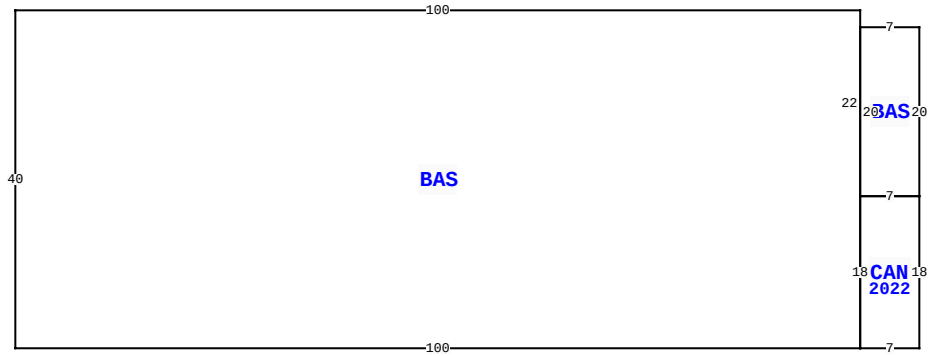
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	4,586
BAS	4,000	100		4,000	131,040
CAN	126	30	2022	38	1,245
TOTALS	4,266			4,178	136,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	4,178	73.4695	36.00	150,408	2014	2014	0	0	0	9.00	91.00

5 VEH SALE/R 0% - 0 Heated Area: 4140 HX Base Yr



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

2588 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,163,806
TOTAL MARKET OB/XF VALUE	116,258
TOTAL LAND VALUE - MARKET	1,812,112
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SOH/AGL Deduction	0
ASSESSED VALUE	3,092,176
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	3,092,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,122,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0522	6/30/2016	WD	U	I	37	5,006,300

GRANTOR: ROUNTREE-MOORE FORD (

GRANTEE: LAKE CITY F AUTOMOT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W100 S40 E100 N18 N22 $
BAS=[ORIG=0,22] E7 N20 W7 S20 $
CAN=[YR=2022;ORIG=7,22] W7 S18 E7 N18 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/25/2024 BY TP Total Acres: 7.12 Total Land Value: 1,812,112 Market: 0 Agricultural: 0 Common: 1,812,112 PRINTED 11/17/2025 BY SYS