COMM SE COR OF SW1/4, RUN W 50 F
FOR POB, CONT N 193.61 FT TO S R
83 DG E ALONG R/W 101 FT S 206.8

SHAW LARRY KEITH
2218 W US HIGHWAY 90, SUITE 102
LAKE CITY, FL 32055

2026

36-3S-16-02619-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

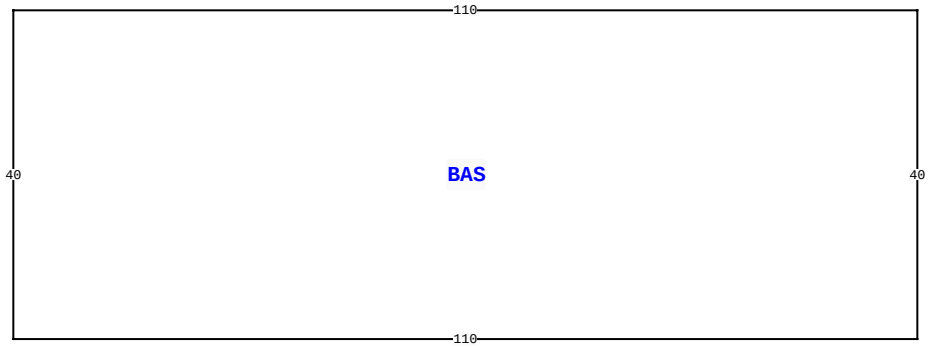
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
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	4,400	100		4,400	261,520
TOTALS	4,400			4,400	261,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4904	04	4,400	91.8929	77.19	339,636	2005	2005	0	0	0	23.00	77.00

1 OFFC PLAZA 0% - 0 Heated Area: 4400 HX Base Yr



2218 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: 2	Tax Dist:
BUILDING MARKET VALUE	261,520
TOTAL MARKET OB/XF VALUE	10,593
TOTAL LAND VALUE - MARKET	389,048
TOTAL MARKET VALUE	661,161
SOH/AGL Deduction	0
ASSESSED VALUE	661,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	661,161
TOTAL JUST VALUE	661,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	667,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043436	Remodel	10,000	12/22/2021
21786	COMMERCIAL	969	04/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0920/1538	2/09/2001	WD	U	I		100
GRANTOR: CARLOTTE SWINK (FKA C						
GRANTEE: LARRY K SHAW						
0861/0170	8/05/1992	AD	U	I		190,909
GRANTOR: LARRY & CHARLOTTE ADA						
GRANTEE: LARRY K SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W110 S40 E110 N40$.

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	0260	PAVEMENT-A	0	0	0	0	13,350.00	UT	1.10	1.10	50	2005	2005	3	50	7,343	
2	0166	CONC,PAVMT	0	0	5	225	1,125.00	UT	2.00	2.00	100	2005	2005	3	100	2,250	
3	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,593

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	1700	C	1STORY OFF	0		CI	100.00	375.00	20,189.61	SF		1.00	1.00	1.00	15.00	15.00	302,844							
2	1000	C	VACANT COMME	0			0.00	0.00	28,734.67	SF		1.00	1.00	1.00	3.00	3.00	86,204							

REVIEW DATE 07/11/2023 BY JB Total Acres: 1.12 Total Land Value: 389,048 Market: 0 Agricultural: 0 Common: 389,048 PRINTED 11/18/2025 BY SYS