COMM SE COR OF SE1/4 OF SW1/4, R
POB, RUN N 514.53 FT TO S R/W US
RUN W ALONG R/W, 100.50 FT, S 52

BRIAN'S SPORTS LLC
2282 W US HIGHWAY 90
LAKE CITY, FL 32055

**2026**

**36-3S-16-02621-001**

## BUILDING CHARACTERISTICS

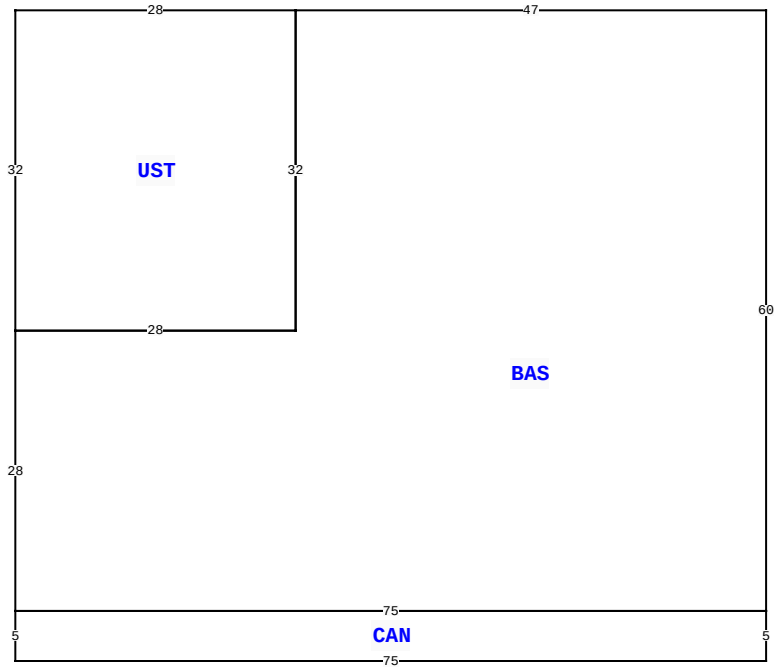
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 90 |
| Exterior Wall | 28 | GLASS THRM 10 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Plumbing | | 2 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 12 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 1100 | STORES/1 STORY |
| 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 | 3,604 | 100 | | 3,604 | 111,017 |
| CAN | 375 | 30 | | 112 | 3,450 |
| UST | 896 | 50 | | 448 | 13,800 |
| TOTALS | 4,875 | | | 4,164 | 128,268 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8800 | 06 | 4,164 | 114.0931 | 51.34 | 213,780 | 1985 | 1985 | 0 | 0 | 0 | 40.00 | 60.00 |

1 PREF M B R 0% - 0 Heated Area: 3604 HX Base Yr




2282 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



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 128,268 |
| TOTAL MARKET OB/XF VALUE | 6,980 |
| TOTAL LAND VALUE - MARKET | 402,460 |
| TOTAL MARKET VALUE | 537,708 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 537,708 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 537,708 |
| TOTAL JUST VALUE | 537,708 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 537,708 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043858 | Electrical Servic | 0 | 03/08/2022 |
| 000043457 | Remodel | 1,000 | 12/29/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1322/0015 | 9/13/2016 | WD | U | I | 30 | 100 |
| GRANTOR: BRIAN G & AIMEE W DIC | | | | | | |
| GRANTEE: BRIAN'S SPORTS LLC | | | | | | |
| 1250/1757 | 3/01/2013 | WD | U | I | 30 | 405,000 |
| GRANTOR: LAKE CITY MOTOR PARTS | | | | | | |
| GRANTEE: BRIAN G & AIMEE W D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W47 UST= W28 S32 E28 N32$ S32 W28 S28 CAN= S5 E75 N5 W75$ E75 N60$.

## 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 | 1.00 | UT | 3,100.00 | 3,100.00 | 80 | 0 | 0 | 3 | 80 | 2,480 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2023 | 2022 | | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,980

| 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 | 1100 | C | STORE 1FLR | 0 | | CI | 0.00 | 0.00 | 25,221.00 | SF | | 1.00 | 1.00 | 0.85 | 15.00 | 12.75 | 321,568 | | | | | | | |
| 2 | 1000 | C | VACANT COMME | 0 | | CI | 0.00 | 0.00 | 26,964.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 80,892 | | | | | | | |

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.20 Total Land Value: 402,460 Market: 0 Agricultural: 0 Common: 402,460 PRINTED 11/18/2025 BY SYS