

COMM SE COR OF SEC, RUN W 703.50
CONT W 200 FT, N 764.39 FT TO S
DEG E ALONG S R/W 200 FT, S 846.

MCDUFFIE MARINE & OUTDOORS, LLC
1866 W US HWY 90
LAKE CITY, FL 32055

2025

36-3S-16-02626-004



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	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	4	100
Frame	05	STEEL 100
Story Height	0	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality	05	05
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	674	100		674	16,524
BAS	3,760	100		3,760	92,180
CAN	1,500	30		450	11,032
CAN	9,750	30		2,925	71,710
FST	286	50		143	3,506
MEZ	2,400	20		480	11,768
SFB	1,280	80		1,024	25,105
UGR	2,400	40		960	23,536

TOTALS	22,050			10,416	255,359
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	35,698.00	UT	0.90	0.90	
2	0169	FENCE/WOOD	0	0	0	0	75.00	UT	4.00	4.00	
3	0140	CLFENCE	6	0	0	0	1,264.00	UT	3.80	3.80	
4	0060	CARPORT F	0	0	24	25	600.00	UT	12.00	12.00	
5	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	1100	C	STORE 1FLR	0		CI	200.00	350.00	70,000.00	SF	
2	1100	C	STORE 1FLR	0		CI	0.00	0.00	20,852.00	SF	
3	1100	C	STORE 1FLR	0		CI	0.00	0.00	61,172.00	SF	

REVIEW DATE 07/11/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8800	04	10,416	97.2944	40.86	425,598	1991	1991	0	0	0	40.00	60.00	
1 PREF M B R - 0% - 2025													
Heated Area: 5714 HX Base Yr													
1866 W US HIGHWAY 90 , LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
21,153													

Total Acres: 3.49 Total Land Value: 562,536 Market: 0 Agricultural: 0 Common: 562,536

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		255,359	
TOTAL MARKET OB/XF VALUE		21,153	
TOTAL LAND VALUE - MARKET		562,536	
TOTAL MARKET VALUE		839,048	
SOH/AGL Deduction		0	
ASSESSED VALUE		839,048	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		839,048	
TOTAL JUST VALUE		839,048	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		839,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2234	1/05/2024	WD	U	I	30	560,000
GRANTOR: MCDUFFIE MARINE & SPO						
GRANTEE: MCDUFFIE MARINE & O						
0832/0893	5/15/1996	WD	Q	V	03	307,100
GRANTOR: W C MCDUFFIE						
GRANTEE: MCDUFFIE MARINE & S						

BUILDING NOTES											

BUILDING DIMENSIONS											
CAN= N25 W60 S25 E60\$ CAN= E25 S165 W110 N165 E25 S140 E60N140\$ UGR= W60 S40 SFB= S40 E32 N40 W32\$ E32 BAS= S40 W32 S60 E60 N60 BAS= N24 FST= N16 W24 S9 E14 S7 E10\$ W10 N7 W14 S31 E24 \$ W24 N40 W4\$ E28 N40\$ PTR=E60 MEZ= N40 E60 S40W60\$ W60\$.											

TOTAL OB/XF											
21,153											

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