

COMM SE COR OF NE1/4 OF SE1/4, W
756.80 FT FOR POB, CONT NW 309.2
FT TO S R/W OF US-90, E 258.70 F

LKQ SOUTHEAST INC
500 WEST MADISON ST SUITE 2800
CHICAGO, IL 60661

2026

36-3S-17-07398-001



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	01	NONE 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	2700VEH SALE/REPAIR
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36317.00 1.00/

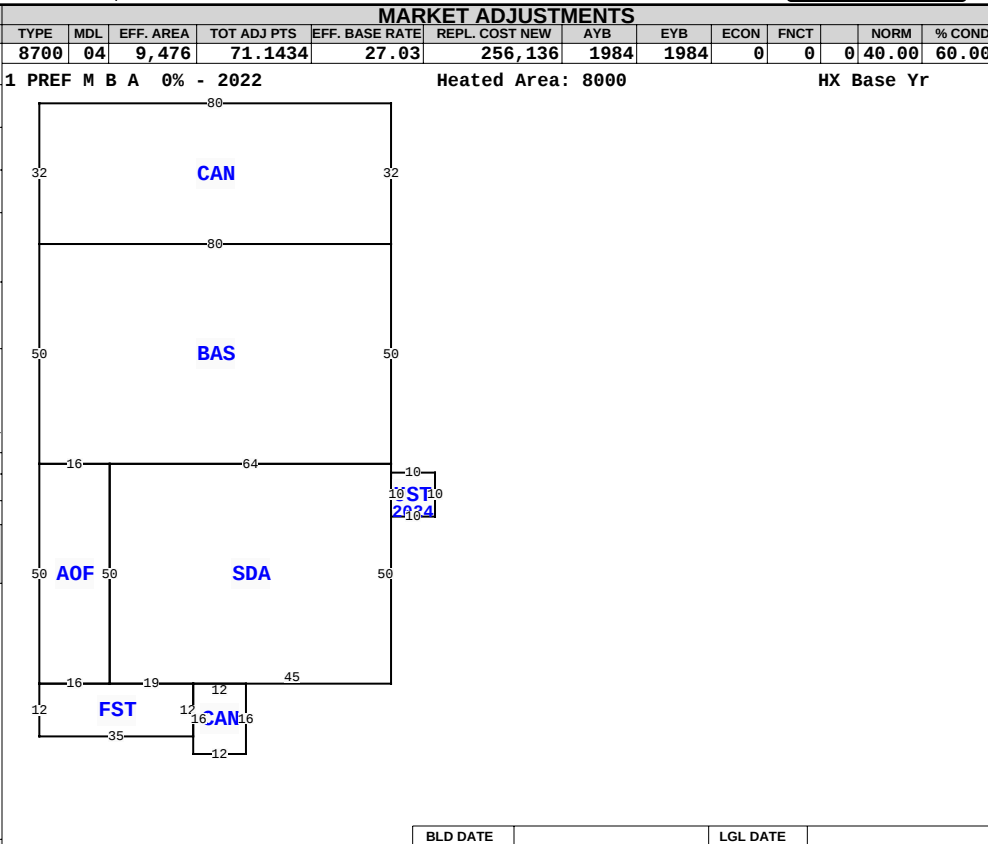
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	110		880	14,272
BAS	4,000	100		4,000	64,872
CAN	192	30		58	941
CAN	2,560	30		768	12,455
FST	420	50		210	3,406
SDA	3,200	110		3,520	57,088
UST	100	40	2024	40	649
TOTALS	11,272			9,476	153,682

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
1	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,500	
2	0140	CLFENCE 6	0	0	0	0	6,400.00	UT	7.50	7.50	100	1998	1998	3	100	48,000	
3	0260	PAVEMENT-A	0	0	0	0	20,700.00	UT	2.00	2.00	100	1998	1998	3	100	41,400	
4	0020	BARN, FR	0	0	17	21	357.00	UT	12.00	12.00	100	1998	1998	3	100	4,284	
5	0251	LEAN TO W/	0	0	0	0	1,517.00	UT	4.00	4.00	50	1998	1998	3	50	3,034	
6	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,000	
7	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	
8	0070	CARPORT UF	0	0	0	0	2.00	UT	500.00	500.00	100	2024	2023		100	1,000	
9	0070	CARPORT UF	0	0	0	0	2.00	UT	800.00	800.00	100	2024	2023		100	1,600	

LAND DESCRIPTION			TOTAL OB/XF 107,318														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	4800	C	WAREHOUSE	0		I	0.00	0.00	25.95	AC		1.00	1.00	0.50	16,000.00	8,000.00	207,600
2	1001	C	MISC COMMERC	0		I	0.00	0.00	34.25	AC		1.00	1.00	0.50	16,000.00	8,000.00	274,000

REVIEW DATE 05/13/2024 BY TP



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

4686 E US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		660,990	
TOTAL MARKET OB/XF VALUE		107,318	
TOTAL LAND VALUE - MARKET		481,600	
TOTAL MARKET VALUE		1,249,908	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,249,908	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,249,908	
TOTAL JUST VALUE		1,249,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,266,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27021	ADDN COMM	700	05/19/2008
24854	STORAGE	95	08/11/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/188	12/23/2021	WD U	I		30	5,000,000
GRANTOR: LC CASTLE PROPERTIES						
GRANTEE: LKQ SOUTHEAST INC						
1350/1434	12/21/2017	WD U	V		30	205,000
GRANTOR: VICKY LEVENE						
GRANTEE: LC CASTLE PROPERTIE						

BUILDING NOTES									
BAS=[ORIG=0,0] W80 S50 E16 E64 N50 \$									
SDA=[ORIG=-64,50] S50 E19 E45 N50 W64 \$									
CAN=[ORIG=0,0] N32 W80 S32 E80 \$									
AOF=[ORIG=-80,50] S50 E16 N50 W16 \$									
FST=[ORIG=-64,100] W16 S12 E35 N12 W19 \$									
CAN=[ORIG=-45,100] S16 E12 N16 W12 \$									
UST=[YR=2024;ORIG=0,52] E10 S10 W10 N10 \$									

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