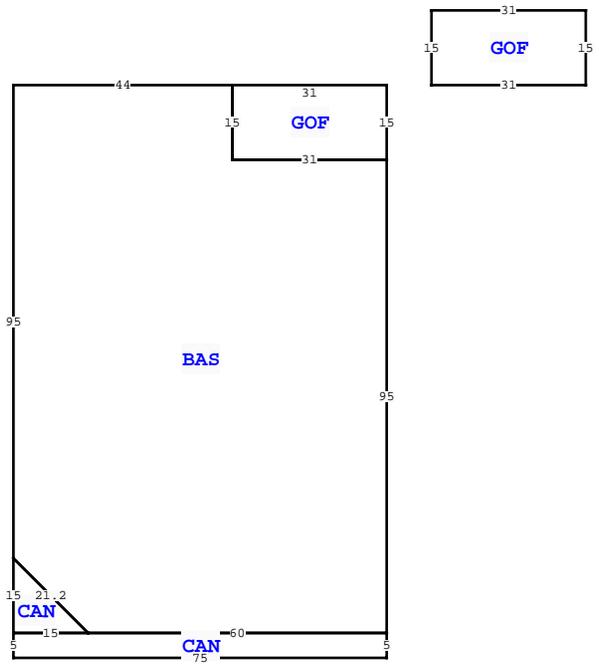




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	05	STEEL	100
Story Height		10	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	7,673	100	
CAN	113	30	
CAN	375	30	
GOF	465	125	
GOF	465	125	
TOTALS	9,091		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8800	04	8,981	128.6842	61.77	554,756	1997	1997	0	0	40.00	60.00		
6 PREF M B R 0% - 2026 Heated Area: 8603 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			332,854
TOTAL MARKET OB/XF VALUE			19,428
TOTAL LAND VALUE - MARKET			30,538
TOTAL MARKET VALUE			382,820
SOH/AGL Deduction			0
ASSESSED VALUE			382,820
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			382,820
TOTAL JUST VALUE			382,820
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			377,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3338	STORAGE	50	08/01/2005
2813	STORAGE	75	10/31/2003
813	COMMERCIAL	1,203	09/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/201	3/21/2025	WD	U	I	30	650,000
GRANTOR: BELL CURVE LAKE CITY,						
GRANTEE: PERFORMANCE NAPA, L						
1506/2766	1/25/2024	QC	U	I	11	100
GRANTOR: LAKE CITY MOTOR PARTS						
GRANTEE: BELL CURVE LAKE CIT						

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	0166	CONC, PAVMT	0	0	0	0	8,085.00	UT	1.50	1.50	100	1997	1997	3	100	12,128	
2	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	100	2003	2003	3	100	2,000	
3	0140	CLFENCE 6	0	0	0	0	90.00	UT	6.50	6.50	100	2002	2002	3	100	585	
4	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2005	2005	3	100	1,000	
5	0070	CARPORT UF	0	0	9	38	342.00	UT	2.50	2.50	100	2005	2005	3	100	855	
6	0070	CARPORT UF	0	0	8	28	224.00	UT	2.50	2.50	100	2005	2005	3	100	560	
7	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2005	2005	3	100	1,000	
8	0070	CARPORT UF	0	0	20	20	400.00	UT	2.50	2.50	100	2005	2005	3	100	1,000	
9	0251	LEAN TO W/	0	0	20	10	200.00	UT	4.00	4.00	25	2008	2008	3	25	200	
10	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF														19,428										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CG	0.00	0.00	22,050.00	SF		1.00	1.00	0.85	1.35	1.15	25,302							
2	0000	C	VAC RES	0			0.00	0.00	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

BUILDING NOTES													
310 SW NASSAU ST, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/27/2022 MLU													

BUILDING DIMENSIONS													
BAS= W44 S95 CAN= S15 E15 U15 L15 \$ R15 D15 CAN= W15 S5 E75 N5 W60\$ E60 N95 GOF= N15 W31 S15 E31\$ W31 N15\$ PTR= E40 GOF= E31 N15 W31 S15\$ W40\$.													