

S DIV: BEG SW COR OF LOT 16, N 1
R/W OF MARION ST, E 155 FT, S 12
TO POB. BEING A PART OF THE S1/2

ACEMCD, LLC/SUNSHINE LAND EXCHANGE, LLC
3101 WEST US HIGHWAY 90, SUITE #201
LAKE CITY, FL 32055

2026

00-00-00-13781-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		15	100
Frame	05	STEEL	100
Story Height		10	100
RMS		18	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,500	100	
CAN	1,080	30	
TOTALS	5,580		
			4,824
			164,571

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SHOP NBHD	0%	- 2024								
				Heated Area: 4500			HX Base Yr				
<p>365 S MARION AVE, LAKE CITY</p>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			164,571
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			53,006
TOTAL MARKET VALUE			221,177
SOH/AGL Deduction			0
ASSESSED VALUE			221,177
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			221,177
TOTAL JUST VALUE			221,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046988	Roof Replacement	49,200	04/18/2023
13	REMODEL	75	01/17/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1175	2/18/2023	WD Q	Q	I	05	200,000
GRANTOR: LAKE CITY NO 1 LLC						
GRANTEE: ACEMCD, LLC						
1201/0910	9/08/2010	WD U	U	I	16	100
GRANTOR: JOHN L & LINDA M CLOY						
GRANTEE: LAKE CITY NO 1 LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	0	16	10	1.00	UT	300.00	300.00	100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/12/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W90 S50 CAN= S12 E90 N12 W90\$ E90 N50\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1610	C	SH CTR NHD	0		*CG	125.00	155.00	19,275.00	SF		1.00	1.00	1.00	2.75	2.75	53,006							