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

2027

00-00-00-13781-000

BUILDING CHARACTERISTICS

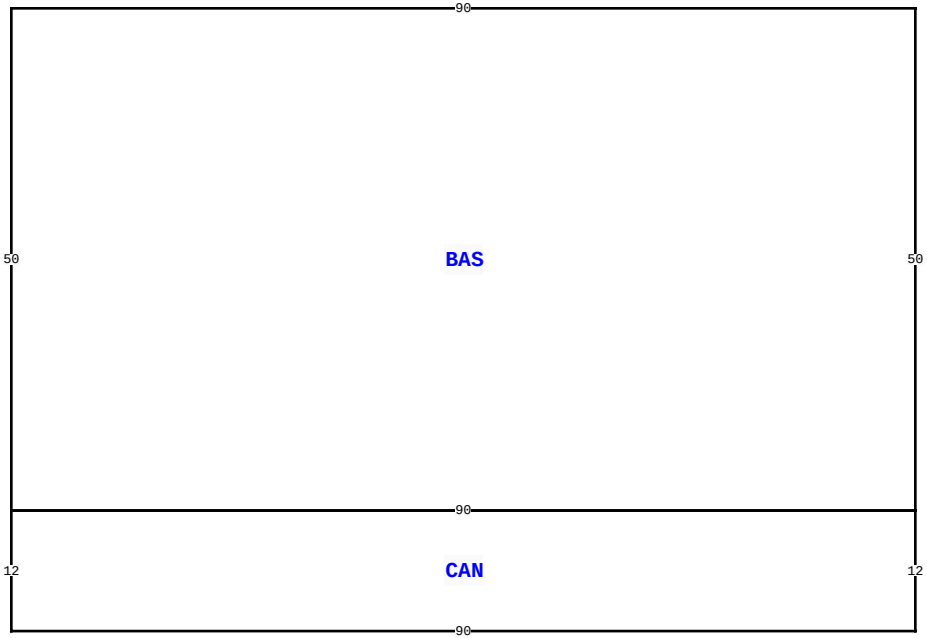
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100		4,500	153,518
CAN	1,080	30		324	11,054
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
3800	04	4,824	104.9641	68.23	329,142	1976	1990	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 2024 Heated Area: 4500 HX Base Yr



365 S MARION AVE, LAKE CITY

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

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	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
3	0070	CARPORT UF	0	0	16	10	1.00	UT	300.00	300.00	100	2022	2021		100	300	

COLUMBIA COUNTY PROPERTY

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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	221,177

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	I	05	200,000
GRANTOR: LAKE CITY NO 1 LLC						
GRANTEE: ACEMCD, LLC						
1201/0910	9/08/2010	WD	U	I	16	100
GRANTOR: JOHN L & LINDA M CLOY						
GRANTEE: LAKE CITY NO 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S50 CAN= S12 E90 N12 W90$ E90 N50$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	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							

REVIEW DATE 03/17/2023 BY ME Total Acres: 0.44 Total Land Value: 53,006 Market: 0 Agricultural: 0 Common: 53,006 PRINTED 11/17/2026 BY SYS