COMM INTER OF E LINE OF SEC & S
S R 238, RUN W 926.91 FT FOR POB
S 263.30 FT W 352.50 FT TO E R/W

TDG HOLDINGS LLC
4458 US HWY 441
LAKE CITY, FL 32055

2027

03-6S-17-09565-001

BUILDING CHARACTERISTICS

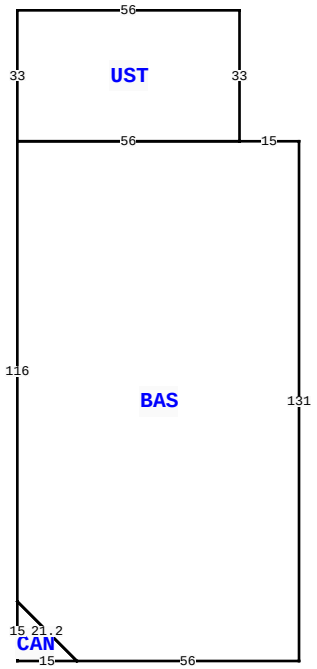
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	25	MOD METAL 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,189	100		9,189	391,650
CAN	113	30		34	1,449
UST	1,848	40		739	31,498
TOTALS	11,150			9,962	424,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,962	88.5060	49.56	493,717	2010	2010	0	0	0	14.00	86.00

1 STORE DISC 0% - 0 Heated Area: 9189 HX Base Yr



168 SE STATE ROAD 238 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	424,597
TOTAL MARKET OB/XF VALUE	38,309
TOTAL LAND VALUE - MARKET	275,736
TOTAL MARKET VALUE	738,642
SOH/AGL Deduction	0
ASSESSED VALUE	738,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,642
TOTAL JUST VALUE	738,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	738,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049642	Remodel	8,000	04/17/2024
000041674	Remodel	9,477	04/06/2021
28410	COMMERCIAL	3,432	03/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1444	3/26/2010	WD	U	V	11	100

GRANTOR: WITT LAND LLC

GRANTEE: TDG HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UST= N33 W56 S33 E56$ W56 S116 CAN= S15 E15 U15 L15 $ R15 D15 E56 N131$.

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	21,708.00	UT	1.36	1.36	100	2010	2010	3	100	29,523	
2	0166	CONC,PAVMT	0	0	0	0	3,238.00	UT	2.25	2.25	100	2010	2010	3	100	7,286	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 38,309

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	1100	C	STORE 1FLR	0		CHI	0.00	0.00	91,912.00	SF		1.00	1.00	1.00	3.00	3.00	275,736							

REVIEW DATE 03/31/2026 BY JB Total Acres: 2.11 Total Land Value: 275,736 Market: 0 Agricultural: 0 Common: 275,736 PRINTED 11/16/2026 BY SYS