COMM SE COR OF SEC, RUN N 2001.3
TO SE COR OF N1/2 OF NE1/4 OF SE
W 693.34 FT S 38.34 FT, W 582.51

LAKE CITY HOLDINGS FL LLC
840 GRIER DRIVE
LAS VEGAS, FL 89119

2027

03-6S-17-09575-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,812
TOTAL MARKET VALUE	2,812
SOH/AGL Deduction	0
ASSESSED VALUE	2,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,812
TOTAL JUST VALUE	2,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,812

LAND:1:2: POOR ACCESS

LAND:1:1: MOSTLY RETENTION POND AND LIMITED USE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/384	10/29/2026	WD	Q	I	05	26,235,000
GRANTOR: TRUCK STOP 75, LLC						
GRANTEE: LAKE CITY HOLDINGS						
1386/0914	6/10/2019	WD	U	V	18	100
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: TRUCK STOP 75, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1005	C	COMM WATER	0			0.00	0.00	1.32	AC		1.00	1.00	0.05	42,600.00	2,130.00	2,812							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 1.32 Total Land Value: 2,812 Market: 0 Agricultural: 0 Common: 2,812 PRINTED 11/16/2026 BY SYS