

COMM INTERS S LINE OF NE1/4 OF S
US-41, RUN N ALONG R/W 375.11 FT
270 FT, E 596.93 FT, S 270 FT, W

TRUCK STOP 75 LLC
14197 S US HIGHWAY 441
LAKE CITY, FL 32024

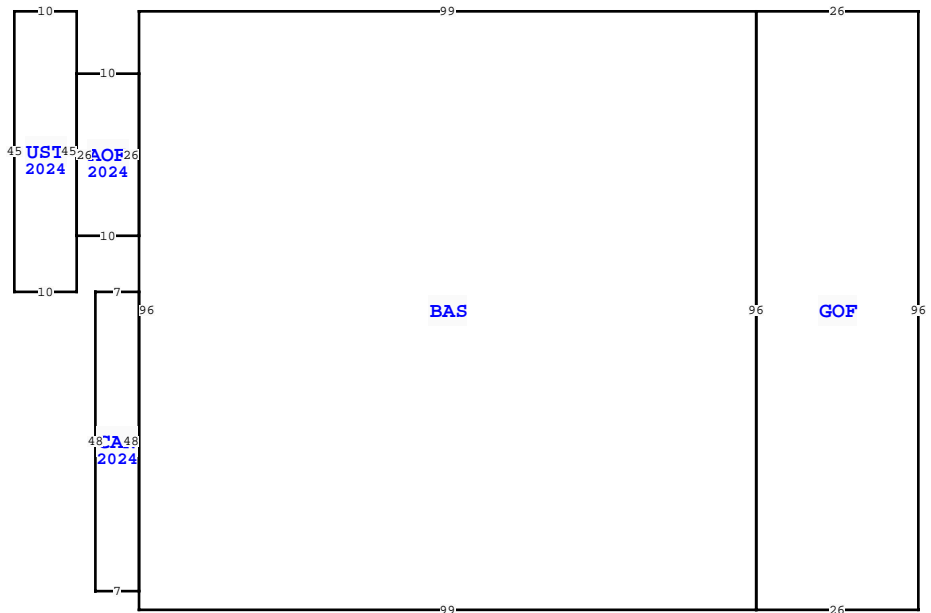
2026

03-6S-17-09580-001



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	27	PREFIN	MTL	70	
Exterior Wall	15	CONC	BLOCK	30	
Roof Structure	10	STEEL	FRME	100	
Roof Cover	14	PREFIN	MT	100	
Interior Wall	01	MINIMUM		100	
Interior Floor	03	CONC	FINSH	100	
Ceiling	03	PART.	FIN.	100	
Air Condition	01	NONE		100	
Heating Type	01	NONE		100	
Fixtures	5			100	
Frame	05	STEEL		100	
Story Height		22		100	
RMS		4		100	
Stories	1.	1.		100	
Units		N/A		100	
Condition Adj	03			100	
Quality	07			07	
DOR CODE	2620 TRUCK STOP				
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
AOF	260	150	2024	390	29,205
BAS	9,504	100		9,504	711,698
CAN	336	30	2024	101	7,563
GOF	2,496	185		4,618	345,815
UST	450	50	2024	225	16,849
TOTALS	13,046			14,838	1,111,129

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SERV SHOP	0%	- 2022									
			Heated Area: 12260			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,111,129		
TOTAL MARKET OB/XF VALUE	177,815		
TOTAL LAND VALUE - MARKET	162,800		
TOTAL MARKET VALUE	1,451,744		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,451,744		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,451,744		
TOTAL JUST VALUE	1,451,744		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,453,024		

SALE:2:1: 2 DEEDS-694-310 & 312 - 3.70 AC & HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040929	New Commercial Co	85,000	06/25/2021
000042175	Remodel	93,843	06/18/2021
000040909	New Commercial Co	270,000	05/13/2021
40909	COMMERCIAL	0	11/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1362	10/31/2019	QC	U	V	11	100
GRANTOR: TRR CARGO LLC						
GRANTEE: TRUCK STOP 75 LLC						
1390/1608	8/01/2019	QC	U	V	11	100
GRANTOR: TRUCK STOP 75 LLC						
GRANTEE: TRR CARGO LLC						

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	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2022	2021		100	3,000			
2	0118	RET WALLS	0	0	350	5	1,750.00	UT	7.00	7.00	100	2022	2021		100	12,250			
3	0120	CLFENCE 4	0	0	0	0	750.00	UT	5.50	5.50	100	2022	2021		100	4,125			
4	0150	CLFENCE 8	0	0	0	0	140.00	UT	10.00	10.00	100	2022	2021		100	1,400			
5	0166	CONC, PAVMT	0	0	0	0	6,148.00	UT	2.00	2.00	100	2022	2021		100	12,296			
6	0260	PAVEMENT-A	0	0	0	0	90,465.00	UT	1.60	1.60	100	2022	2021		100	144,744			
TOTALS													177,815						

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2620	C	TRUCK STOP	0		CHI	0.00	0.00	3.70	AC		1.00	1.00	0.55	80,000.00	44,000.00	162,800							