

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

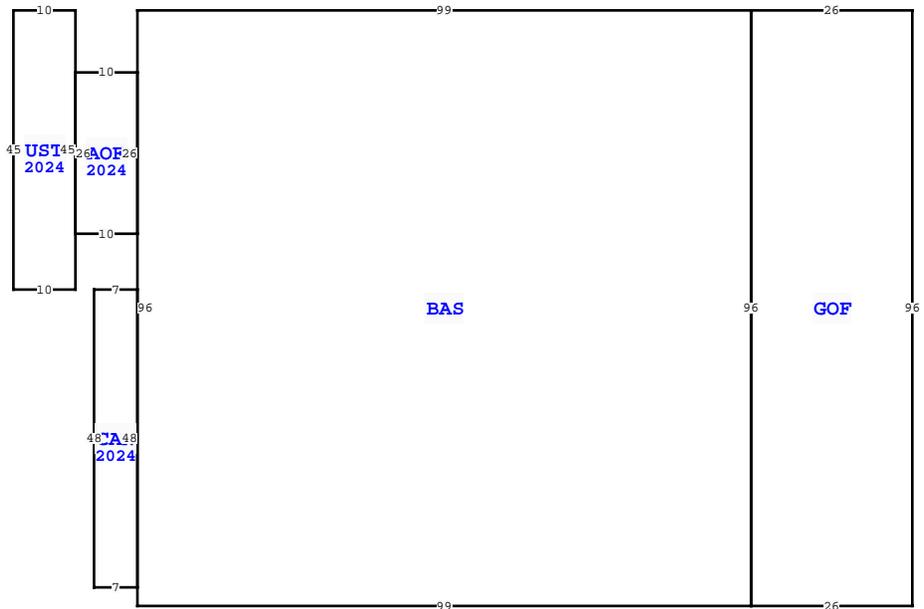
2026

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	03 100

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						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	150	2024	390	29,798
BAS	9,504	100		9,504	726,171
CAN	336	30	2024	101	7,717
GOF	2,496	185		4,618	352,847
UST	450	50	2024	225	17,191

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	

TOTAL OB/XF												
177,815												

LAND DESCRIPTION																								
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	2620	C	TRUCK STOP	0		CHI	0.00	0.00	3.70	AC		1.00	1.00	0.55	75,000.00	41,250.00	152,625							

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 3											Tax Dist:	
BUILDING MARKET VALUE												
1,133,725												
TOTAL MARKET OB/XF VALUE												
177,815												
TOTAL LAND VALUE - MARKET												
152,625												
TOTAL MARKET VALUE												
1,464,165												
SOH/AGL Deduction												
0												
ASSESSED VALUE												
1,464,165												
TOTAL EXEMPTION VALUE												
0												
BASE TAXABLE VALUE												
1,464,165												
TOTAL JUST VALUE												
1,464,165												
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						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=0,-20] S96 E99 N96 W99 \$												
GOF=[ORIG=99,-20] S96 E26 N96 W26 \$												
AOF=[YR=2024;ORIG=-10,-10] E10 S26 W10 N26 \$												
UST=[YR=2024;ORIG=-20,-20] E10 S45 W10 N45 \$												
CAN=[YR=2024;ORIG=-7,25] E7 S48 W7 N48 \$												