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

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

2027

03-6S-17-09580-001

BUILDING CHARACTERISTICS

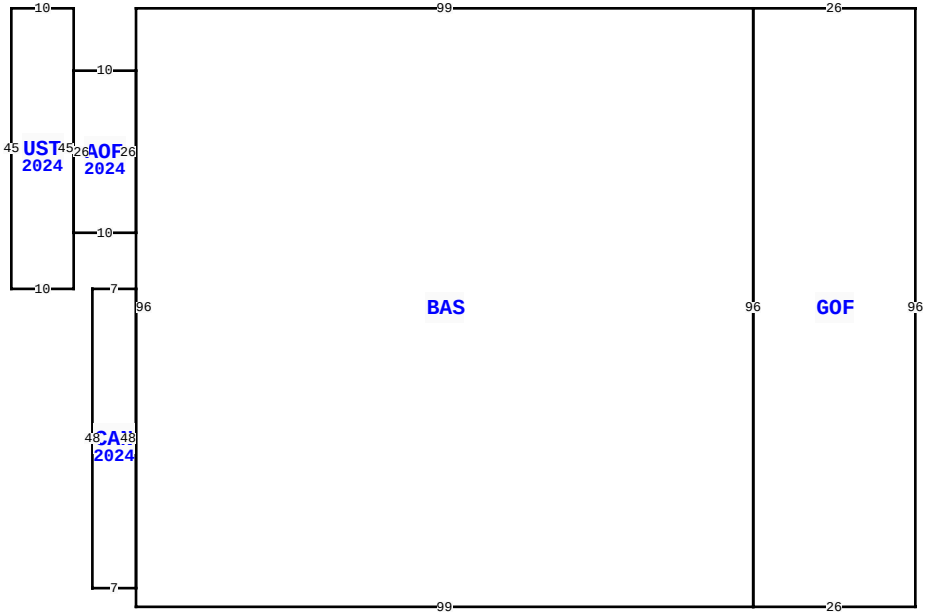
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		22 100
RMS		4 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
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
6700	06	14,838	157.5498	77.20	1,145,494	2021	2021	0	0	0	3.00	97.00

1 SERV SHOP 0% - 2022 Heated Area: 12260 HX Base Yr



14321 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	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	

COLUMBIA COUNTY PROPERTY

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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	
PREVIOUS YEAR MKT VALUE	1,451,744

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
1581/384	10/29/2026	WD	Q	I	05	26,235,000
GRANTOR: TRUCK STOP 75, LLC						
GRANTEE: LAKE CITY HOLDINGS						
1398/1362	10/31/2019	QC	U	V	11	100
GRANTOR: TRR CARGO LLC						
GRANTEE: TRUCK STOP 75 LLC						

BUILDING NOTES

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 $
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LAND DESCRIPTION

TOTAL OB/XF 177,815

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	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							

REVIEW DATE 03/31/2026 BY JB Total Acres: 3.70 Total Land Value: 162,800 Market: 0 Agricultural: 0 Common: 162,800 PRINTED 11/17/2026 BY SYS