

COMM AT SE COR OF SEC, RUN N 200
FOR POB, RUN WEST 693.94 FT, S 3
WEST 232.64 FT, N 315.89 FT, WES

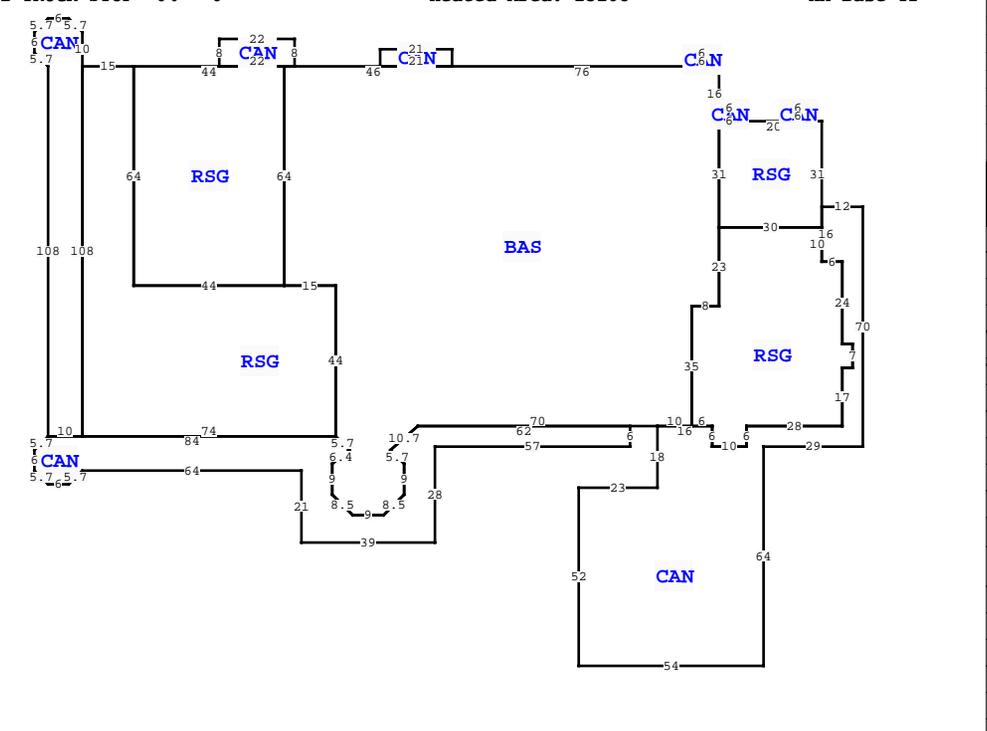
TRUCK STOP 75 LLC
4302 W BROWARD BLVD, SUITE 500
PLANTATION, FL 33317

2026

03-6S-17-09588-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	09 ENG F AIR 100
Fixtures	69 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	20 100
Stories	1. 1. 100
Units	0 100
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	TRUCK STOP	0%	- 0		Heated Area: 23268					HX Base Yr		



** This building has 13 Sub-Areas
14159 S US HIGHWAY 441 , LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			2,171,592
TOTAL MARKET OB/XF VALUE			881,746
TOTAL LAND VALUE - MARKET			1,326,394
TOTAL MARKET VALUE			4,379,732
SOH/AGL Deduction			0
ASSESSED VALUE			4,379,732
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,379,732
TOTAL JUST VALUE			4,379,732
NCON VALUE			255,416
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,043,569

BLDG:1:1: L \$ G TRUCKSTOP \$ RESTAURANT			
PRMT:4:1: CANOPY			
PRMT:3:1: SHOP			
PRMT:2:1: TRUCK STOP ADDITION & RENOVATION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044527	Electrical Servic	29,000	05/24/2022
000044249	Roof Replacement	120,000	04/22/2022
37830	PUMP/UTPOL	50	03/05/2019
37658	COMMERCIAL	394	01/22/2019
37659	COMMERCIAL	544	01/22/2019
37363	COMMERCIAL	1,563	10/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/0308	4/30/2018	QC	U	I	11	100
GRANTOR: S M MAAPS INC						
GRANTEE: TRUCK STOP 75 LLC						
1359/0280	4/30/2018	QC	U	I	11	100
GRANTOR: HOLIDAY PLAZA INC						
GRANTEE: TRUCK STOP 75 LLC						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,917	100		12,917	934,736
CAN	24	30		7	507
CAN	24	30		7	507
CAN	24	30		7	507
CAN	105	30		32	2,316
CAN	176	30		53	3,835
CAN	1,252	30		376	27,209
CAN	1,973	30		592	42,840
CAN	3,939	30		1,182	85,535
RSG	930	125		1,162	84,088
TOTALS	30,785			28,112	1,034,247

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	0260	PAVEMENT-A	0	0	0	0	382,792.00	UT	1.60	1.60	99.5	1993	1993	3	99.5	609,405	
2	0253	LIGHTING	0	0	0	0	10.00	UT	1,500.00	1,500.00	100	1997	1997	3	100	15,000	
3	0294	SHED WOOD/	0	0	15	10	150.00	UT	7.50	7.50	100	1997	1997	3	100	1,125	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
6	0260	PAVEMENT-A	0	0	0	0	126,708.00	UT	2.00	2.00	100	2026	2025		100	253,416	
7	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	500	

TOTAL OB/XF													881,746				
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= N16 W2 CAN= N4 W6 S4 E6\$ W76 CAN= N5 W21 S5 E21\$ W46 CAN= N8 W22 S8 E22 \$ W3 RSG= W44 S64 E44 N64\$ S64 RSG= W44 N64 W15 CAN= N10 U4 L4 W6 L4 D4 S6 D4 R4 S108 E10 N108\$ S108 E74N44W15\$ E15 S44 CAN= W84 L4 D4 S6 D4 R4 E6 R4 U4 E64 S21 E39 N28 E57N6 W62 D7 L8 R4 D4 S9 D6 L6 W9 L6 U6 N9 U4 R5 U4 L4 \$ R4 D4 L5 D4 S9 D6 R6 E9 R6 U6 N9 U4 L4 R8 U7 E70 CAN= S18 W23 S52 E54 N64 E29 N70 W12 S16 E6S24 E3 S7 W3 S17 W28 S6 W10 N6W16\$ E10 RSG= E6 S6 E10 N6 E28 N17 E3 N7 W3 N24 W6 N10 W30 S23 W8 S35\$ N35 E8 N23 RSG= E30 N31 W4 CAN= N4 W6 S4 E6\$ W20 CAN= N4 W6 S4 E6\$ W6 S31\$ N31\$.												

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	17.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	1,324,500								
2	9630	C	SWAMP	0		CHI	0.00	0.00	8.42	AC		1.00	1.00	1.00	225.00	225.00	1,894								

