

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

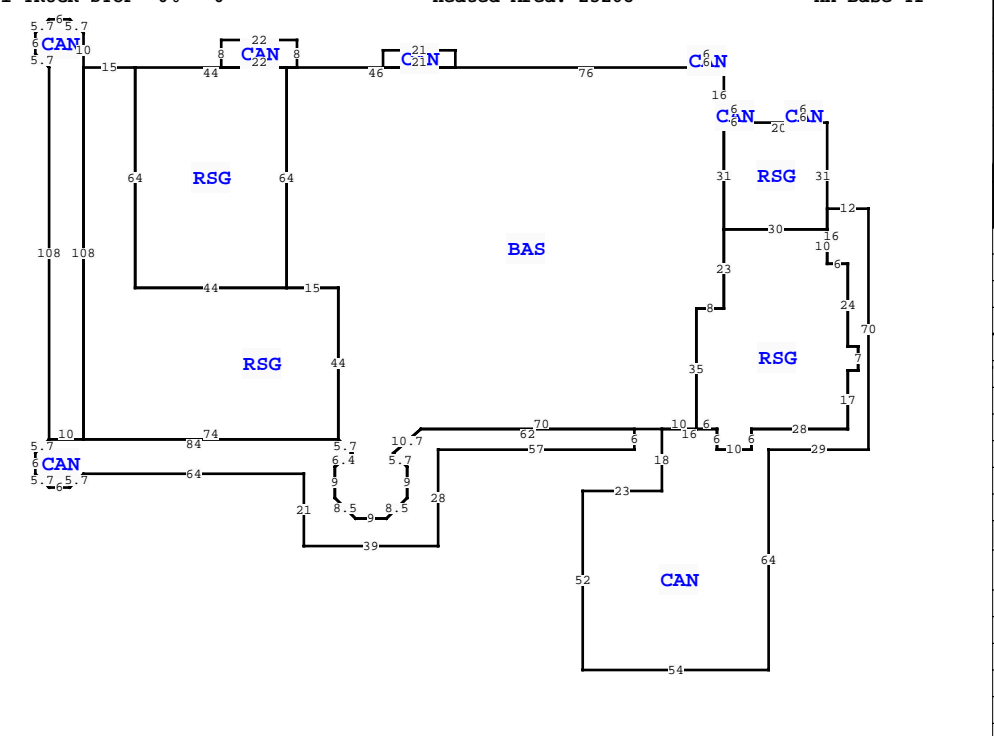
TRUCK STOP 75 LLC  
4302 W BROWARD BLVD, SUITE 500  
PLANTATION, FL 33317

**2026**

03-6S-17-09588-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
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			



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	2620	TRUCK STOP			3617.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	12,917	100		12,917	895,799		
CAN	24	30		7	486		
CAN	24	30		7	486		
CAN	24	30		7	486		
CAN	105	30		32	2,220		
CAN	176	30		53	3,676		
CAN	1,252	30		376	26,076		
CAN	1,973	30		592	41,055		
CAN	3,939	30		1,182	81,972		
RSG	930	125		1,162	80,585		
TOTALS	30,785			28,111	949,509		

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

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

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

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	80,000.00	80,000.00	1,412,800							
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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				2,084,115	
TOTAL MARKET OB/XF VALUE				881,746	
TOTAL LAND VALUE - MARKET				1,414,694	
TOTAL MARKET VALUE				4,380,555	
SOH/AGL Deduction				0	
ASSESSED VALUE				4,380,555	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				4,380,555	
TOTAL JUST VALUE				4,380,555	
NCON VALUE				255,416	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				4,043,569	

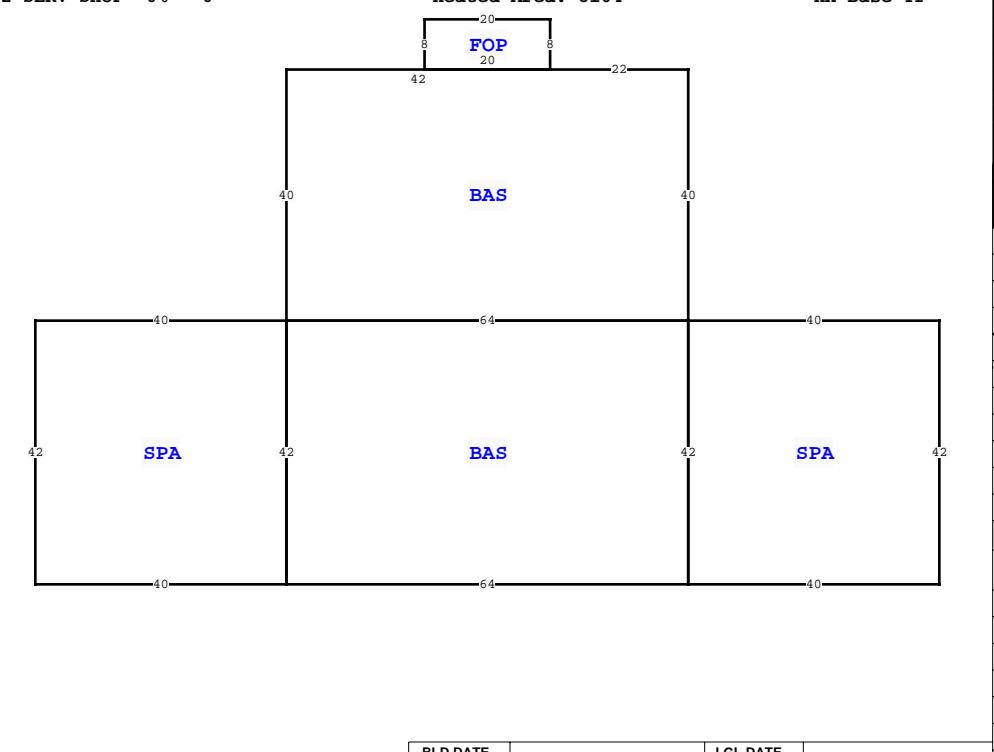
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044527	Electrical Servic	29,000	05/24/2022
000044249	Roof Replacement	120,000	04/22/2022
37830	PUMP/UTPOL	50	03/05/2019
37658	COMMERCIAL	394	01/22/2019
37659	COMMERCIAL	544	01/22/2019
37363	COMMERCIAL	1,563	10/24/2018

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						

BUILDING NOTES													
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\$.													

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	5	100
Stories	0	0 100
Units	0	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
6700	04	8,152	56.1671	27.52	224,343	1997	1997	0	0	40.00	60.00



Quality	05	05			
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
BAS	2,560	100		2,560	42,271
BAS	2,688	100		2,688	44,384
FOP	160	30		48	793
SPA	1,680	85		1,428	23,579
SPA	1,680	85		1,428	23,579
TOTALS	8,768			8,152	134,606

14159 S US HIGHWAY 441 , LAKE CITY

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TOTAL JUST VALUE	4,380,555		
NCON VALUE	255,416		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	4,043,569		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37365	COMMERCIAL	94	10/24/2018
37317	COMMERCIAL	1,256	10/15/2018
37111	COMMERCIAL	2,862	08/20/2018
36958	COMMERCIAL	125	07/12/2018
36951	COMMERCIAL	800	07/10/2018
25913	REMODEL	0	06/12/2007

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
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GRANTOR: HOLIDAY PLAZA INC  
GRANTEE: TRUCK STOP 75 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

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= N40 W22 FOP= N8 W20 S8E20\$ W42 S40 SPA= W40 S42 E40 N42\$  
E64\$ BAS= W64 S42 E64 N42\$ SPA= S42 E40 N42 W40\$.

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