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

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

**2027**

**03-6S-17-09588-000**

## BUILDING CHARACTERISTICS

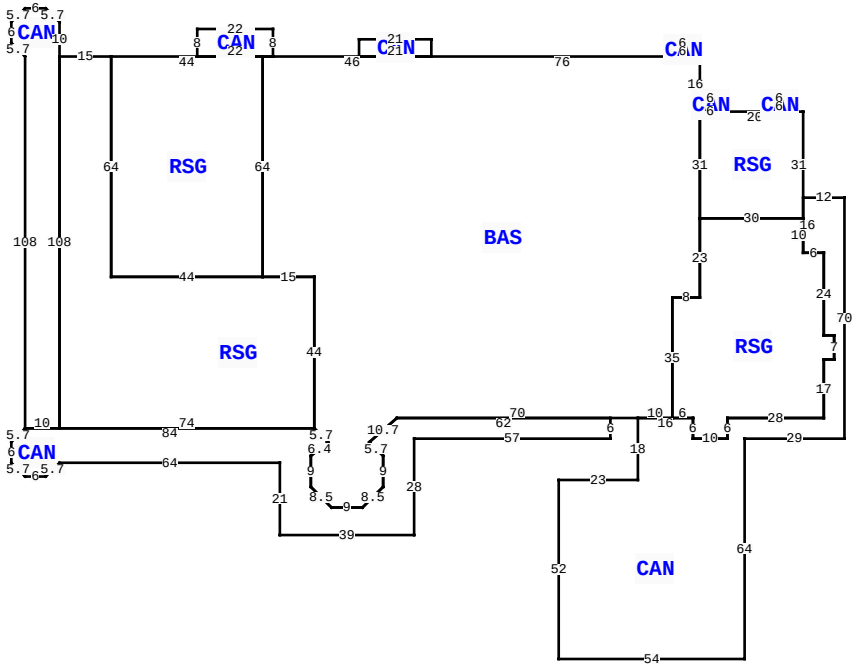
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 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 |
| 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 | 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 | 1,949,509 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6410 | 04 | 28,111 | 104.6900 | 72.24 | 2,030,739 | 1966 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

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 | 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| 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 | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 4,380,555 |

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 |
|---|---|---|---|---|---|---|
| 1581/384 | 10/29/2026 | WD | Q | I | 05 | 26,235,000 |
| GRANTOR: TRUCK STOP 75, LLC | | | | | | |
| GRANTEE: LAKE CITY HOLDINGS | | | | | | |
| 1359/0308 | 4/30/2018 | QC | U | I | 11 | 100 |
| GRANTOR: S M MAAPS INC | | | | | | |
| GRANTEE: TRUCK STOP 75 LLC | | | | | | |

## BUILDING NOTES

## 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 881,746

| 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 | 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 | | | | | | | |

REVIEW DATE 04/06/2026 BY TP Total Acres: 26.08 Total Land Value: 1,414,694 Market: 0 Agricultural: 0 Common: 1,414,694 PRINTED 11/16/2026 BY SYS

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

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

**2027**

**03-6S-17-09588-000**

## BUILDING CHARACTERISTICS

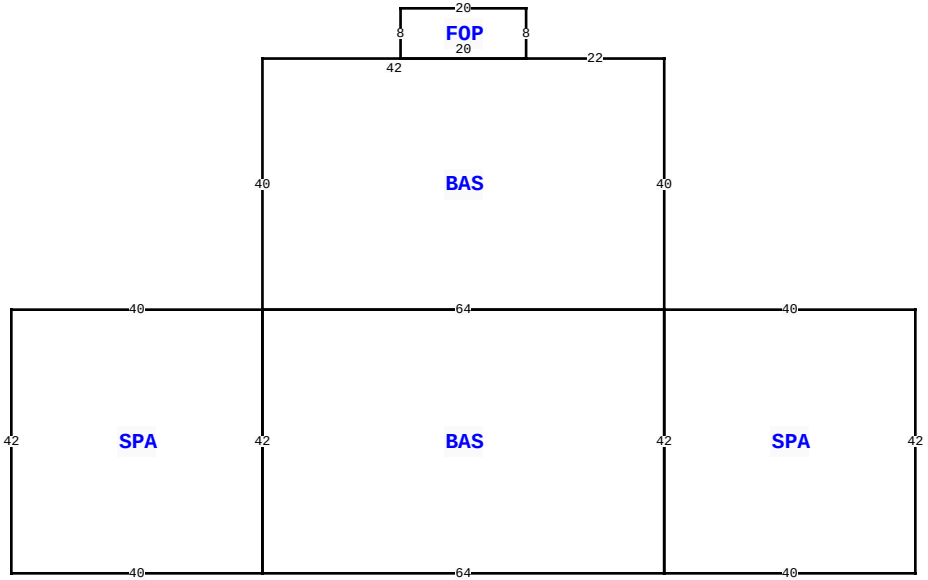
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 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 | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 |

## 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 | 0 | 40.00 | 60.00 |

2 SERV SHOP 0% - 0 Heated Area: 8104 HX Base Yr




14159 S US HIGHWAY 441 , LAKE CITY

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

## COLUMBIA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| 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 | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 4,380,555 |

PRMT:1:1: ADD TO RESTROOMS

SALE:1:1: PERS PROP $50400.

| 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 |
|---|---|---|---|---|---|---|
| 1581/384 | 10/29/2026 | WD | Q | I | 05 | 26,235,000 |
| GRANTOR: TRUCK STOP 75, LLC | | | | | | |
| GRANTEE: LAKE CITY HOLDINGS | | | | | | |
| 1359/0308 | 4/30/2018 | QC | U | I | 11 | 100 |
| GRANTOR: S M MAAPS INC | | | | | | |
| GRANTEE: TRUCK STOP 75 LLC | | | | | | |

### 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$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/06/2026 BY TP Total Acres: 26.08 Total Land Value: 1,414,694 Market: 0 Agricultural: 0 Common: 1,414,694 PRINTED 11/16/2026 BY SYS