COMM SE COR OF SEC, N 2001.34 FT OF N1/2 OF NE1/4 OF SE1/4, W 693 38.34 FT, W 232.64 FT FOR POB, C

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

2027

03-6S-17-09588-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

14197 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	223,360
TOTAL LAND VALUE - MARKET	211,200
TOTAL MARKET VALUE	434,560
SOH/AGL Deduction	0
ASSESSED VALUE	434,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,560
TOTAL JUST VALUE	434,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,560

SALE:2:1: PERS PROP $50400.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056272	Signs - New or Ex	5,500	08/05/2026
000056018	Signs - New or Ex	1,200	07/01/2026
000052340	Signs - New or Ex	10,000	01/05/2026
000042893	Signs - New or Ex	350	10/05/2021
000042895	Signs - New or Ex	1,000	10/05/2021
000042894	Signs - New or Ex	1,000	10/05/2021

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

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	0057	CAN-GAS IS	0	0	168	30	5,040.00	UT	10.00	10.00	100	1997	1997	3	100	50,400	
2	0260	PAVEMENT-A	0	0	0	0	59,725.00	UT	1.60	1.60	100	1997	1997	3	100	95,560	
3	0292	SCALES	0	0	0	0	1.00	UT	24,000.00	24,000.00	100	2022	2021		100	24,000	
4	0166	CONC,PAVMT	0	0	0	0	13,350.00	UT	4.00	4.00	100	2026	2025		100	53,400	

LAND DESCRIPTION

TOTAL OB/XF 223,360

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	1001	C	MISC COMMERC	0		CHI	0.00	0.00	2.64	AC		1.00	1.00	1.00	80,000.00	80,000.00	211,200							

REVIEW DATE 04/06/2026 BY TP Total Acres: 2.64 Total Land Value: 211,200 Market: 0 Agricultural: 0 Common: 211,200 PRINTED 11/17/2026 BY SYS