BEG INTERS OF S LINE OF SE1/4 OF US-441, RUN N ALONG R/W 420 FT, 420 FT, W 1050 FT TO POB.

4887 US 441 LLC
4887 N US HWY 441
LAKE CITY, FL 32055

2027

05-3S-17-04840-001

BUILDING CHARACTERISTICS

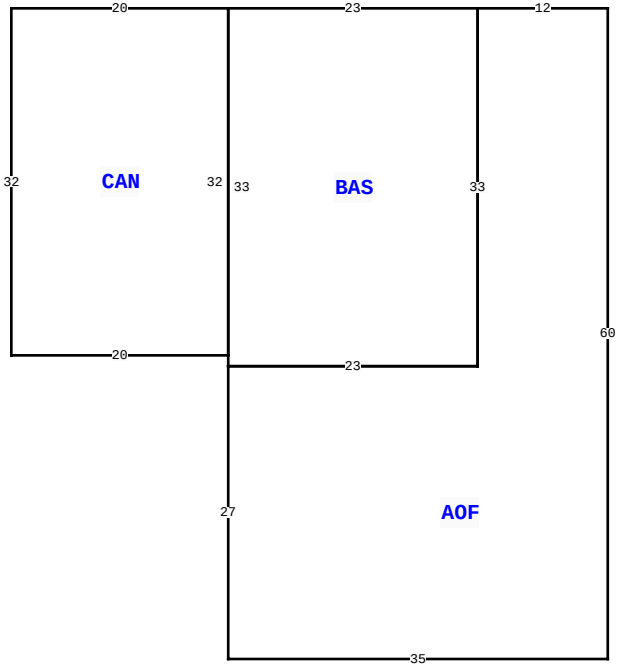
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,341	150		2,012	33,548
BAS	759	100		759	12,656
CAN	640	30		192	3,202
TOTALS	2,740			2,963	49,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,963	73.1430	27.79	82,342	1975	1975	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 2100 HX Base Yr



4887 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,754
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	314,754
SOH/AGL Deduction	925
ASSESSED VALUE	313,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,829
TOTAL JUST VALUE	314,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042123	Electrical Servic	0	06/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1295	6/20/2019	WD	Q	I	01	225,000
GRANTOR: LAKE CITY 4 X 4 PARTS						
GRANTEE: 4887 US 441 LLC						
1162/2746	11/25/2008	WD	Q	I	01	100
GRANTOR: LAKE CITY 4 X 4 INC						
GRANTEE: LAKE CITY 4 X 4 PAR						

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W12 BAS= W23 CAN= W20 S32 E20 N32$ S33 E23 N33$ S33 W23 S27 E35 N60$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	10,000.00	10,000.00	70	1985	1985	3	70	7,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	2727	C	JUNK YARD	0		I	0.00	0.00	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000							

REVIEW DATE 08/10/2015 BY DF Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS

BEG INTERS OF S LINE OF SE1/4 OF US-441, RUN N ALONG R/W 420 FT, 420 FT, W 1050 FT TO POB.

4887 US 441 LLC
4887 N US HWY 441
LAKE CITY, FL 32055

2027

05-3S-17-04840-001

BUILDING CHARACTERISTICS

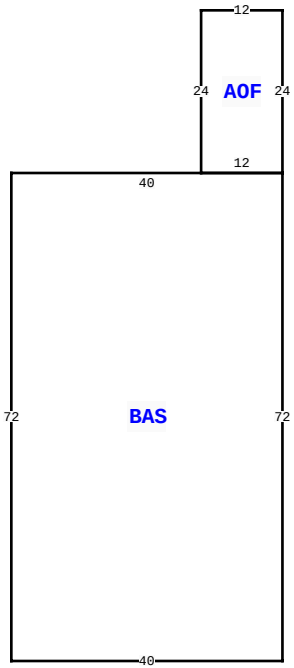
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	288	150		432	7,053
BAS	2,880	100		2,880	47,019
TOTALS	3,168			3,312	54,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,312	71.6040	27.21	90,120	1985	1985	0	0	0	40.00	60.00

2 PREF M B A 0% - 0 Heated Area: 3168 HX Base Yr



4887 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,754
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	314,754
SOH/AGL Deduction	925
ASSESSED VALUE	313,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,829
TOTAL JUST VALUE	314,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1295	6/20/2019	WD	Q	I	01	225,000
GRANTOR: LAKE CITY 4 X 4 PARTS						
GRANTEE: 4887 US 441 LLC						
1162/2746	11/25/2008	WD	Q	I	01	100
GRANTOR: LAKE CITY 4 X 4 INC						
GRANTEE: LAKE CITY 4 X 4 PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S72 E40 N72$ AOF= N24 W12 S24 E12$.

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

REVIEW DATE 08/10/2015 BY DF Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS

BEG INTERS OF S LINE OF SE1/4 OF US-441, RUN N ALONG R/W 420 FT, 420 FT, W 1050 FT TO POB.

4887 US 441 LLC
4887 N US HWY 441
LAKE CITY, FL 32055

2027

05-3S-17-04840-001

BUILDING CHARACTERISTICS

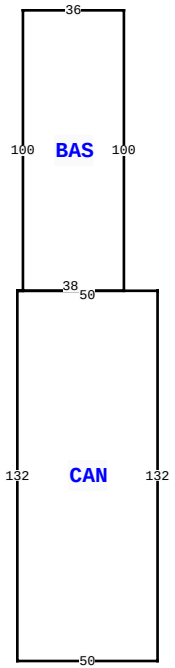
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100		3,600	58,320
CAN	6,600	30		1,980	32,076
TOTALS	10,200			5,580	90,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,580	71.0532	27.00	150,660	1975	1975	0	0	0	40.00	60.00

3 PREF M B A 0% - 0 Heated Area: 3600 HX Base Yr



4887 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,754
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	314,754
SOH/AGL Deduction	925
ASSESSED VALUE	313,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,829
TOTAL JUST VALUE	314,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1295	6/20/2019	WD	Q	I	01	225,000
GRANTOR: LAKE CITY 4 X 4 PARTS						
GRANTEE: 4887 US 441 LLC						
1162/2746	11/25/2008	WD	Q	I	01	100
GRANTOR: LAKE CITY 4 X 4 INC						
GRANTEE: LAKE CITY 4 X 4 PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S100 W2 CAN= S132 E50 N132 W50$ E38 N100$.

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

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

REVIEW DATE 08/10/2015 BY DF Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS

BEG INTERS OF S LINE OF SE1/4 OF US-441, RUN N ALONG R/W 420 FT, 420 FT, W 1050 FT TO POB.

4887 US 441 LLC
4887 N US HWY 441
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2027

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BUILDING CHARACTERISTICS

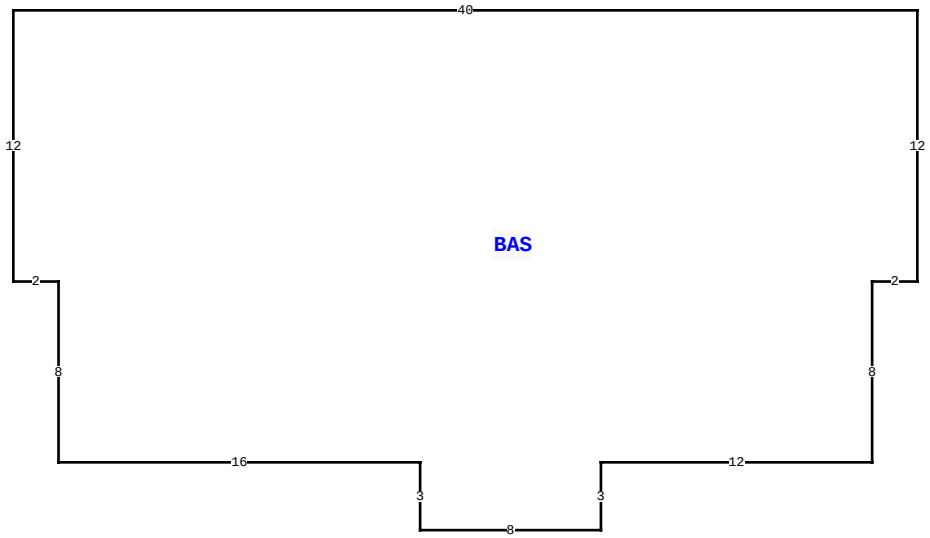
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	26	ALM SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition		N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	12,881
TOTALS	792			792	12,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	67.7700	40.66	32,203	1970	1970	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 792 HX Base Yr



4887 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,754
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	314,754
SOH/AGL Deduction	925
ASSESSED VALUE	313,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,829
TOTAL JUST VALUE	314,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1295	6/20/2019	WD	Q	I	01	225,000
GRANTOR: LAKE CITY 4 X 4 PARTS						
GRANTEE: 4887 US 441 LLC						
1162/2746	11/25/2008	WD	Q	I	01	100
GRANTOR: LAKE CITY 4 X 4 INC						
GRANTEE: LAKE CITY 4 X 4 PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 E2 S8 E16 S3 E8 N3 E12 N8 E2 N12$.

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

REVIEW DATE 08/10/2015 BY DF Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/17/2026 BY SYS