COMM SE COR OF SEC, RUN N 518.90
571 FT FOR POB, RUN N 31 DEG W 3
E 200 FT TO W R/W US-41, S 31 DE

2962 LAKE CITY HOLDINGS LLC
1140 NW 159TH DR
MIAMI GARDENS, FL 33169

2026

13-3S-16-02109-006

BUILDING CHARACTERISTICS

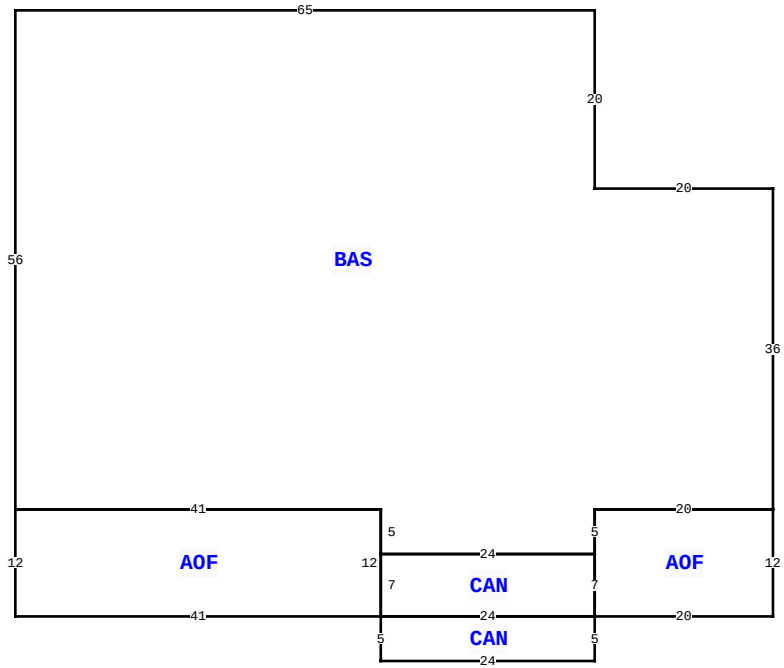
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	150		360	12,968
AOF	492	150		738	26,583
BAS	4,480	100		4,480	161,372
CAN	120	30		36	1,297
CAN	168	30		50	1,801
TOTALS	5,500			5,664	204,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7000	06	5,664	111.3840	46.78	264,962	1979	2005	0	0	0	23.00	77.00

1 COLD STRGE 0% - 2025 Heated Area: 5212 HX Base Yr



2962 NW US HIGHWAY 41 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,021
TOTAL MARKET OB/XF VALUE	41,709
TOTAL LAND VALUE - MARKET	24,840
TOTAL MARKET VALUE	270,570
SOH/AGL Deduction	0
ASSESSED VALUE	270,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,570
TOTAL JUST VALUE	270,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10320	PUMP/UTPOL	30	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1524	5/29/2024	WD	Q	I	01	345,000
GRANTOR: 2962 NW US HIGHWAY 41						
GRANTEE: 2962 LAKE CITY HOLD						
1512/206	4/04/2024	WD	U	I	37	150,000
GRANTOR: CYGNUS PROPERTIES, LL						
GRANTEE: 2962 NW US HIGHWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N20 W65 S56 AOF= S12 E41 N12 W41$ E41 S5 CAN= S7 CAN= S5 E24 N5 W24$ E24 N7 W24$ E24 AOF= S7 E20 N12 W20 S5$ N5 E20 N36$.

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	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	0	0	23,806.00	UT	1.50	1.50	100	0	0	3	100	35,709	
3	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 41,709

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	4800	C	WAREHOUSE	0		I	0.00	0.00	1.38	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,840							

REVIEW DATE 10/04/2024 BY TP Total Acres: 1.38 Total Land Value: 24,840 Market: 0 Agricultural: 0 Common: 24,840 PRINTED 05/07/2026 BY SYS