COMM SE COR OF SW1/4 OF SE1/4
OF SEC 19-3S-17E, RUN W 419.30
FT TO W R/W US-41, RUN NW

SNOOK HOLDINGS LLC
C/O TAMPA ARMATURE WORKS INC, 6312 78TH ST
RIVERVIEW, FL 33578

2027

13-3S-16-02111-000

BUILDING CHARACTERISTICS

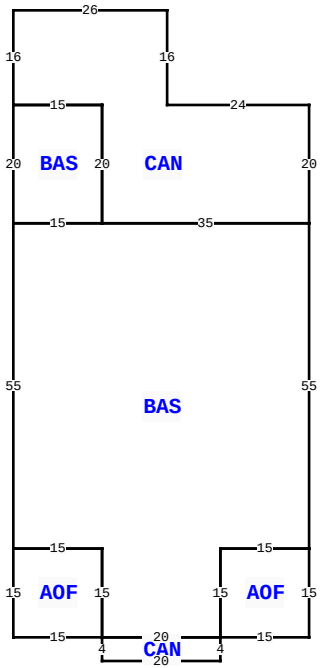
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
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	225	150		338	5,192
AOF	225	150		338	5,192
BAS	300	100		300	4,608
BAS	3,050	100		3,050	46,848
CAN	80	30		24	369
CAN	1,116	30		335	5,146
TOTALS	4,996			4,385	67,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	4,385	80.8344	30.72	134,707	1964	1964	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 3800 HX Base Yr



3084 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0297	SHED CONCR	0	0	10	10	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
2	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	2003	2003	3	100	350	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,400	
5	0260	PAVEMENT-A	0	0	200	30	6,000.00	UT	2.00	2.00	40	2003	2003	3	40	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	278,404
TOTAL MARKET OB/XF VALUE	16,050
TOTAL LAND VALUE - MARKET	36,600
TOTAL MARKET VALUE	331,054
SOH/AGL Deduction	0
ASSESSED VALUE	331,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,054
TOTAL JUST VALUE	331,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,054

LAND:1:1: 1992 DOR STUDY ADJ4;CORNER.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2468	2/28/2017	QC	U	I	11	500,000

GRANTOR: MERCURY PROPERTIES

GRANTEE: SNOOK HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N20 W24 N16 W26 S16 E15 S20 E35$ BAS= W35 BAS= N20 W15 S20 E15$ W15 S55 AOF= S15 E15 N15 W15$ E15 S15 CAN= S4 E20 N4 W20$ E20 AOF= E15 N15 W15S15$ N15 E15 N55$.

LAND DESCRIPTION

TOTAL OB/XF 16,050

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	2500	C	SRVC SHOPS	0		I	0.00	0.00	1.83	AC		1.00	1.00	1.00	20,000.00	20,000.00	36,600							

REVIEW DATE 05/10/2023 BY JB Total Acres: 1.83 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4
OF SEC 19-3S-17E, RUN W 419.30
FT TO W R/W US-41, RUN NW

SNOOK HOLDINGS LLC
C/O TAMPA ARMATURE WORKS INC, 6312 78TH ST
RIVERVIEW, FL 33578

2027

13-3S-16-02111-000

BUILDING CHARACTERISTICS

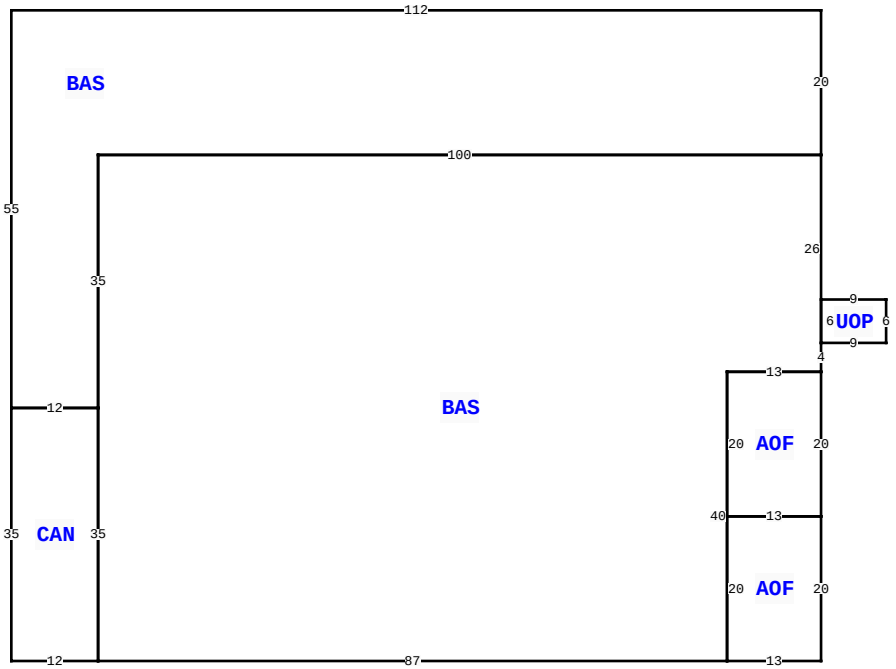
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		26 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
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	260	150		390	8,181
AOF	260	150		390	8,181
BAS	2,660	100		2,660	55,794
BAS	6,480	100		6,480	135,918
CAN	420	30		126	2,643
UOP	54	30		16	336
TOTALS	10,134			10,062	211,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	10,062	110.3872	41.95	422,101	1984	1984	0	0	0	50.00	50.00

2 WAREH DIST 0% - 0 Heated Area: 9660 HX Base Yr



3084 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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 2 3

VALUATION SUMMARY

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BUILDING MARKET VALUE	278,404
TOTAL MARKET OB/XF VALUE	16,050
TOTAL LAND VALUE - MARKET	36,600
TOTAL MARKET VALUE	331,054
SOH/AGL Deduction	0
ASSESSED VALUE	331,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,054
TOTAL JUST VALUE	331,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2468	2/28/2017	QC	U	I	11	500,000

GRANTOR: MERCURY PROPERTIES

GRANTEE: SNOOK HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N20 W112 S55 E12 N35 E100$BAS= W100 S35 CAN= W12 S35 E12 N35$ S35 E87 N40 E13 AOF= S20 AOF= S20 W13N20 E13$ W13 N20 E13$ N4 UOP= E9 N6 W9 S6$ N26$.

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 05/10/2023 BY JB Total Acres: 1.83 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 11/16/2026 BY SYS