COMM INTERS OF W R/W OF 40 FT CI
& S R/W OF BAYA AVE RUN SW ALONG
FOR POB, SE 304.49 FT, SW 230.68

ADJO HOLDINGS LLC
43 1ST STREET
WINTER GARDEN, FL 34787

2027

31-3S-17-05942-000

BUILDING CHARACTERISTICS

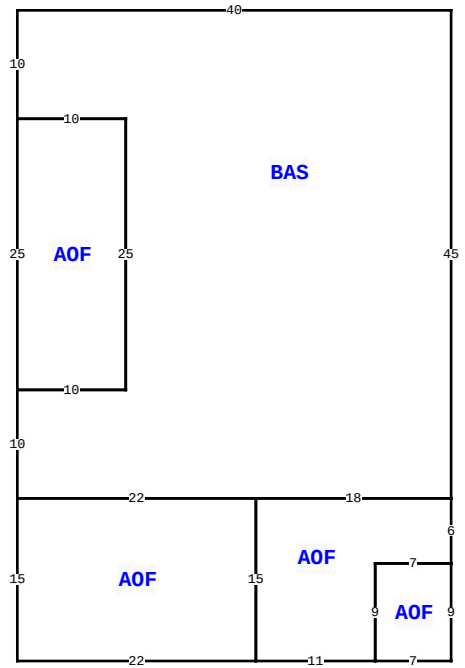
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	63	150		94	1,136
AOF	207	150		310	3,745
AOF	250	150		375	4,530
AOF	330	150		495	5,980
BAS	1,550	100		1,550	18,724
TOTALS	2,400			2,824	34,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	2,824	51.4080	24.16	68,228	1954	1985	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 2024 Heated Area: 2400 HX Base Yr



1170 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0211	GAS TANK	0	0	0	0	3.00	UT	10,000.00	10,000.00	50	0	0	3	50	15,000	
3	0211	GAS TANK	0	0	0	0	2.00	UT	10,000.00	10,000.00	50	0	0	3	50	10,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
6	0260	PAVEMENT-A	0	0	0	0	12,150.00	UT	1.85	1.85	100	1993	1993	3	100	22,478	
7	0070	CARPORT UF	0	0	30	30	900.00	UT	4.00	4.00	100	2026	2025		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	34,114
TOTAL MARKET OB/XF VALUE	55,778
TOTAL LAND VALUE - MARKET	250,293
TOTAL MARKET VALUE	340,185
SOH/AGL Deduction	0
ASSESSED VALUE	340,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,185
TOTAL JUST VALUE	340,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1459	4/17/2023	WD	U	I	12	275,000
GRANTOR: PRIMERA LENDING SERVI						
GRANTEE: ADJO HOLDINGS LLC						
1458/602	2/01/2022	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIMERA LENDING SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S10 E10 S25 W10 S10 E22 E18 N45 $
AOF=[ORIG=-40,45] S15 E22 N15 W22 $
AOF=[ORIG=-40,10] S25 E10 N25 W10 $
AOF=[ORIG=-18,45] S15 E11 N9 E7 N6 W18 $
AOF=[ORIG=-7,60] E7 N9 W7 S9 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,778

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		00	0.00	0.00	12,000.00	SF		1.00	1.00	1.00	9.50	9.50	114,000							
2	4800	C	WAREHOUSE	0		00	0.00	0.00	49,561.00	SF		1.00	1.00	1.00	2.75	2.75	136,293							

REVIEW DATE 03/20/2026 BY TP Total Acres: 1.41 Total Land Value: 250,293 Market: 0 Agricultural: 0 Common: 250,293 PRINTED 11/16/2026 BY SYS