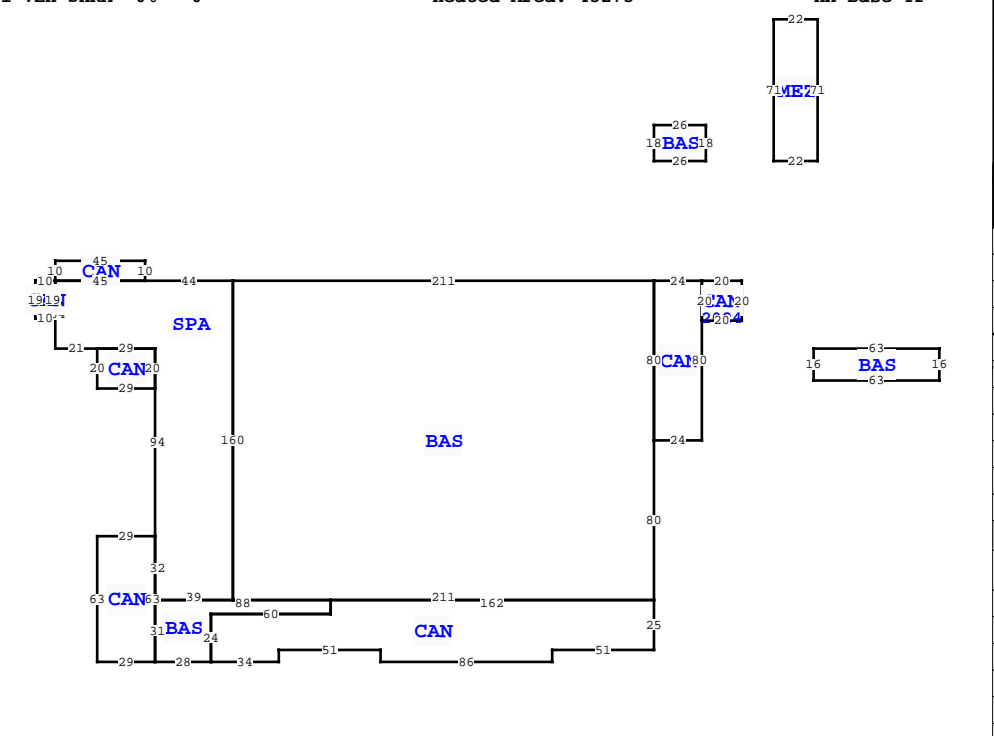


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	05 ASPH TILE 100
Ceiling	03 PART.FIN. 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	18 100
Frame	05 STEEL 100
Story Height	18 100
RMS	8 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
6604	04	46,950	103.2316	55.75	2,617,462	1986	1996	0	0	0	42.00	58.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,518,128		
TOTAL MARKET OB/XF VALUE	197,301		
TOTAL LAND VALUE - MARKET	1,271,492		
TOTAL MARKET VALUE	2,986,921		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,986,921		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,986,921		
TOTAL JUST VALUE	2,986,921		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,855,732		



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048162	Signs - New or Ex	6,000	09/15/2023
000047151	Electrical Servic	1,006	05/05/2023
16-0770	COMMERCIAL	0	09/29/2016
16-0766	DEMOLISH	0	08/19/2016
504	MAINT/ALTR	524	10/29/2012
2755	REMODEL	1,745	08/25/2003

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	15,133
BAS	1,008	100		1,008	32,594
BAS	1,288	100		1,288	41,647
BAS	33,760	100		33,760	1,091,630
CAN	190	30		57	1,843
CAN	450	30		135	4,365
CAN	580	30		174	5,627
CAN	1,827	30		548	17,720
CAN	1,920	30		576	18,625
CAN	5,850	30		1,755	56,748
TOTALS	57,243			46,950	1,518,128

** This building has 13 Sub-Areas
1232 W US HIGHWAY 90 , LAKE CITY

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0531	6/30/2016	WD	U	I	37	3,604,500

GRANTOR: ROUNTREE-MOORE MOTORS
GRANTEE: LAKE CITY T AUTOMOT
0983/0996 | 5/07/2003 | WD | Q | I | | 1,021,800
GRANTOR: THOMAS MORRIS REVOC T
GRANTEE: SUWANNNEE RIVER VAL

EXTRA FEATURES																	
L N	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	0260	PAVEMENT-A	0	0	0	0	92,640.00	UT	1.10	1.10	100	0	0	3	100	101,904	
2	0166	CONC, PAVMT	0	0	0	0	4,874.00	UT	2.00	2.00	100	1993	1993	3	100	9,748	
3	0140	CLFENCE 6	0	0	0	0	670.00	UT	6.50	6.50	100	1993	1993	3	100	4,355	
4	0160	CLFENCE 10	0	0	0	0	180.00	UT	8.50	8.50	100	1993	1993	3	100	1,530	
5	0295	SPKLR SYS	0	0	0	0	43,176.00	UT	1.50	1.50	100	1993	1993	3	100	64,764	
6	0253	LIGHTING	0	0	0	0	15.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	15,000	

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

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W211 S160 E211 N80 N80 \$	
SPA=[ORIG=-211,0] W44 W45 S34 E21 E29 S94 S32 E39 N160 \$	
CAN=[ORIG=0,160] W162 S7 W60 S24 E34 N6 E51 S6 E86 N6 E51 N25 \$	
CAN=[ORIG=0,80] E24 N80 W24 S80 \$	
CAN=[ORIG=-250,128] W29 S63 E29 N63 \$	
MEZ=[ORIG=60,-60] E22 N71 W22 S71 \$	
BAS=[ORIG=-250,160] S31 E28 N24 E60 N7 W88 \$	
BAS=[ORIG=80,50] E63 N16 W63 S16 \$	
CAN=[ORIG=-279,34] S20 E29 N20 W29 \$	
BAS=[ORIG=0,-60] E26 N18 W26 S18 \$	
CAN=[ORIG=-255,0] N10 W45 S10 E45 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 197,301																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2700	C	AUTO SALES	0		*CG	0.00	0.00	141,869.00	SF		1.00	1.00	0.85	9.50	8.08	1,145,592							
2	2700	C	AUTO SALES	0		*CG	0.00	0.00	62,950.00	SF		1.00	1.00	1.00	2.00	2.00	125,900							