BEG NE COR OF W1/2 OF SW1/4 OF S
N 267.6 FT TO US-90, RUN NE ALON
FOR POB, CONT NE 526.65 FT, SE 3

LAKE CITY T AUTOMOTIVE MANAGEMENT LLC
1101 E FLETCHER AVE
TAMPA, FL 33612

**2027**

**31-3S-17-05946-000**

## BUILDING CHARACTERISTICS

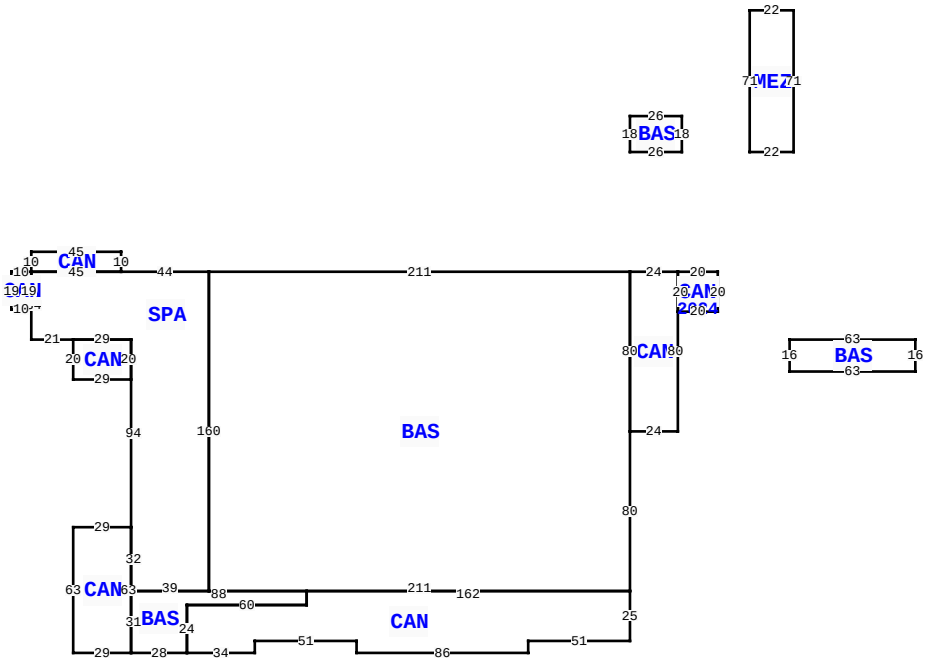
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED 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 |
| Quality | 05 | 05 |
| DOR CODE | 2700 | VEH SALE/REPAIR |
| 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 |
|---|---|---|---|---|---|
| BAS | 468 | 100 | | 468 | 12,498 |
| BAS | 1,008 | 100 | | 1,008 | 26,919 |
| BAS | 1,288 | 100 | | 1,288 | 34,396 |
| BAS | 33,760 | 100 | | 33,760 | 901,561 |
| CAN | 190 | 30 | | 57 | 1,522 |
| CAN | 450 | 30 | | 135 | 3,605 |
| CAN | 580 | 30 | | 174 | 4,647 |
| CAN | 1,827 | 30 | | 548 | 14,635 |
| CAN | 1,920 | 30 | | 576 | 15,382 |
| CAN | 5,850 | 30 | | 1,755 | 46,868 |
| TOTALS | 57,243 | | | 46,950 | 1,253,800 |

## 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 | 98.8996 | 53.41 | 2,507,600 | 1986 | 1986 | 0 | 0 | 0 | 50.00 | 50.00 |

1 VEH SHRM 0% - 0 Heated Area: 43273 HX Base Yr




** This building has 13 Sub-Areas

1232 W US HIGHWAY 90 , 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 92,640.00 | UT | 0.94 | 0.94 | 100 | 0 | 0 | 3 | 100 | 86,618 | |
| 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 | 1.20 | 1.20 | 100 | 1993 | 1993 | 3 | 100 | 51,811 | |
| 6 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 15.00 | UT | 1,000.00 | 1,000.00 | 100 | 1993 | 1993 | 3 | 100 | 15,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 1,253,800 |
| TOTAL MARKET OB/XF VALUE | 169,062 |
| TOTAL LAND VALUE - MARKET | 1,271,492 |
| TOTAL MARKET VALUE | 2,694,354 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,694,354 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,694,354 |
| TOTAL JUST VALUE | 2,694,354 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,694,354 |

PRMT:3:1: TOYOTA DEALERSHIP

| 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 |

### 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: SUWNANNEE RIVER VAL | | | | | | |

### BUILDING NOTES

### 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 169,062

| 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 | 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 | | | | | | | |

REVIEW DATE 03/09/2026 BY JB Total Acres: 4.70 Total Land Value: 1,271,492 Market: 0 Agricultural: 0 Common: 1,271,492 PRINTED 11/16/2026 BY SYS