

COMM INTERS OF N R/W US-90 & E L  
OF NW1/4 OF SW1/4, RUN NE ALONG  
42.15 FT TO E LINE OF A 66 FT CO

LCPP LLC  
PO BOX 357742  
GAINESVILLE, FL 32635

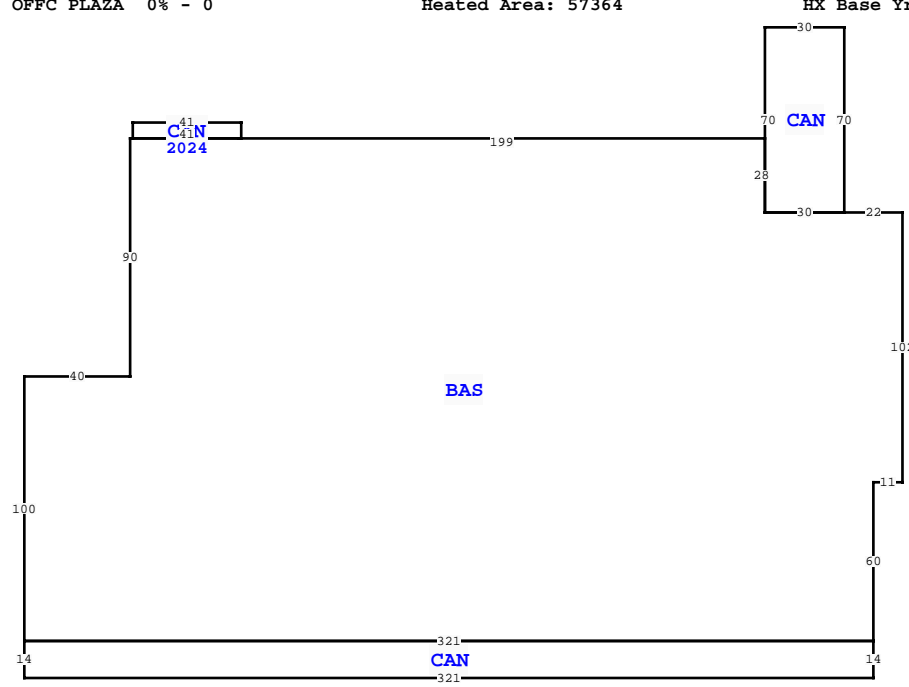
2026

31-3S-17-05948-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	17	MSNRY STUC	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	08	ENG SPLIT	100
Heating Type	09	ENG F AIR	100
Fixtures		67	100
Frame	03	MASONRY	100
Story Height		20	100
RMS		198	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	57,364	100	
CAN	2,100	30	
CAN	4,494	30	
CAN	246	30	2024
TOTALS	64,204		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4904	04	59,416	107.7954	90.55	5,380,119	1970	1990	0	0	50.00	50.00
1 OFFC PLAZA 0% - 0 Heated Area: 57364 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		4,706,046	
TOTAL LAND VALUE - MARKET		260,246	
TOTAL MARKET VALUE		1,666,514	
SOH/AGL Deduction		6,632,806	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		6,632,806	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		6,632,806	
NCON VALUE		5,044	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		6,444,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046906	Electrical Servic	0	04/06/2023
000044895	Signs - New or Ex	25,000	07/06/2022
15-0681	REMODEL	0	08/20/2015
15-0553	MAINT/ALTR	0	07/13/2015
15-0584	REMODEL	300	03/09/2015
14-0483	REMODEL	131	02/17/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0451	11/22/2016	WD Q	Q	I	01	9,350,000
GRANTOR: WHARTON INVESTMENT GR						
GRANTEE: LCPP LLC						
0787/0830	3/04/1994	WD U	I	12		1,200,000
GRANTOR: W G LASSITER JR						
GRANTEE: WHARTON INVESTMENT						

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	271,529.00	UT	0.90	0.90	100	1994	1994	3	100	244,376	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0253	LIGHTING	0	0	0	0	7.00	UT	800.00	800.00	100	0	0	3	100	5,600	
4	0164	CONC BIN	0	0	15	18	270.00	UT	5.00	5.00	100	0	0	3	100	1,350	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
7	0169	FENCE/WOOD	0	0	0	0	40.00	UT	10.50	10.50	100	0	0	3	100	420	
8	0297	SHED CONCR	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2026	2025		100	4,000	
TOTALS															260,246		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		*CG	0.00	0.00	11.06	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,659,000							
2	9600	C	WASTELAND	0		*CG	0.00	0.00	200,376.00	SF		1.00	1.00	0.05	0.75	0.04	7,514							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W22 W30 N28 W199 W41 S90 W40 S100 E321 N60 E11 N102 \$														
CAN=[ORIG=-332,162] S14 E321 N14 W321 \$														
CAN=[ORIG=-22,0] N70 W30 S70 E30 \$														
CAN=[YR=2024;ORIG=-250,-28] W41 N6 E41 S6 \$														

COMM INTERS OF N R/W US-90 & E L  
OF NW1/4 OF SW1/4, RUN NE ALONG  
42.15 FT TO E LINE OF A 66 FT CO

LCPP LLC  
PO BOX 357742  
GAINESVILLE, FL 32635

2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	08	ENG SPLIT	100
Heating Type	09	ENG F AIR	100
Fixtures		67	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		130	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	42,766	100	
CAN	117	30	
CAN	150	30	
CAN	440	30	
CAN	4,378	30	
CAN	416	30	2024
CAN	77	30	2026
TOTALS	48,344		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4904	04	44,439	102.8633	86.41	3,839,974	1974	1994	0	0	0	47.50												
2 OFFC PLAZA 0% - 0																							
Heated Area: 42766 HX Base Yr																							
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TOTAL JUST VALUE		6,632,806	
NCON VALUE		5,044	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		6,444,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0329	REMODEL	645	09/04/2014
14-0115	ADDN COMM	3,825	04/23/2014
487	MAINT/ALTR	255	10/15/2012
310	MAINT/ALTR	50	08/28/2007
4046	MAINT/ALTR	50	12/11/2006
3132	REMODEL	135	12/21/2004

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EXTRA FEATURES																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON												
1389 W US HIGHWAY 90 , LAKE CITY																							
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BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W32 N25 W74 N10 N15 W123 S52 W90 W30 S61 S39 E317 U37R32 N65 \$	
CAN=[ORIG=-349,102] S12 E30 S2 E287 N14 W317 \$	
CAN=[ORIG=-229,-50] W10 S44 E10 N44 \$	
CAN=[YR=2024;ORIG=-297,2] W52 N8 E52 S8 \$	
CAN=[ORIG=-106,-35] E10 N15 W10 S15 \$	
CAN=[ORIG=-349,63] W13 S9 E13 N9 \$	
CAN=[YR=2026;ORIG=-18,-7] E11 S7 W11 N7 \$	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								