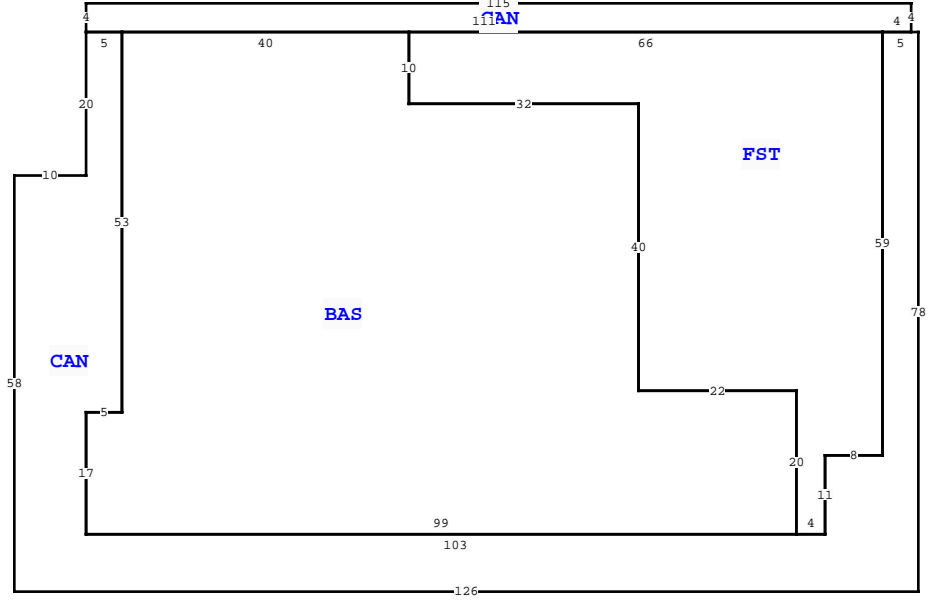


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 80	
Exterior Wall	28	GLASS THRM 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	07	CORK/VTILE 30	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		11 100	
Frame	03	MASONRY 100	
Story Height		12 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,245	100	
CAN	460	30	
CAN	2,211	30	
FST	2,172	50	
TOTALS	10,088		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	- 0								
Heated Area: 5245 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			234,108
TOTAL MARKET OB/XF VALUE			25,366
TOTAL LAND VALUE - MARKET			337,767
TOTAL MARKET VALUE			597,241
SOH/AGL Deduction			0
ASSESSED VALUE			597,241
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			597,241
TOTAL JUST VALUE			597,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			558,049

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0052	6/20/1995	WD	U	I	11	409,600
GRANTOR: ABC LIQUORS INC						
GRANTEE: ABC PROPERTIES LTD						
0715/0872	3/12/1990	WD	Q	I		431,100
GRANTOR: ST JOHNS TRADING						
GRANTEE: ABC LIQUORS						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
1491 W US HIGHWAY 90 , LAKE CITY								05/11/2026		MLU			

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	1997	1997	3	100	3,000	
4	0164	CONC BIN	0	0	13	13	169.00	UT	14.00	14.00	100	2008	2008	3	100	2,366	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 CAN= W5 S20 W10 S58E126 N78 W5 S59 W8 S11 W103 N17 E5 N53 S53 W5 S17 E99 FST= E4 N11 E8 N59 CAN= E4 N4 W115 S4 E111 S W66 S10 E32 S40 E22 S20 S N20 W22 N40 W32 N10 S.											

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	1100	C	STORE 1FLR	0		*CG	250.00	141.00	37,035.88	SF		1.00	1.00	0.96	9.50	9.12	337,767							