COMM INTERS N R/W US-90 & W LINE
NW1/4 OF SW1/4 RUN NE ALONG R/W
E R/W RIDGEWOOD DR FOR POB, RUN

ABC PROPERTIES LTD
P O BOX 593688
ORLANDO, FL 32859

2027

31-3S-17-05950-001

BUILDING CHARACTERISTICS

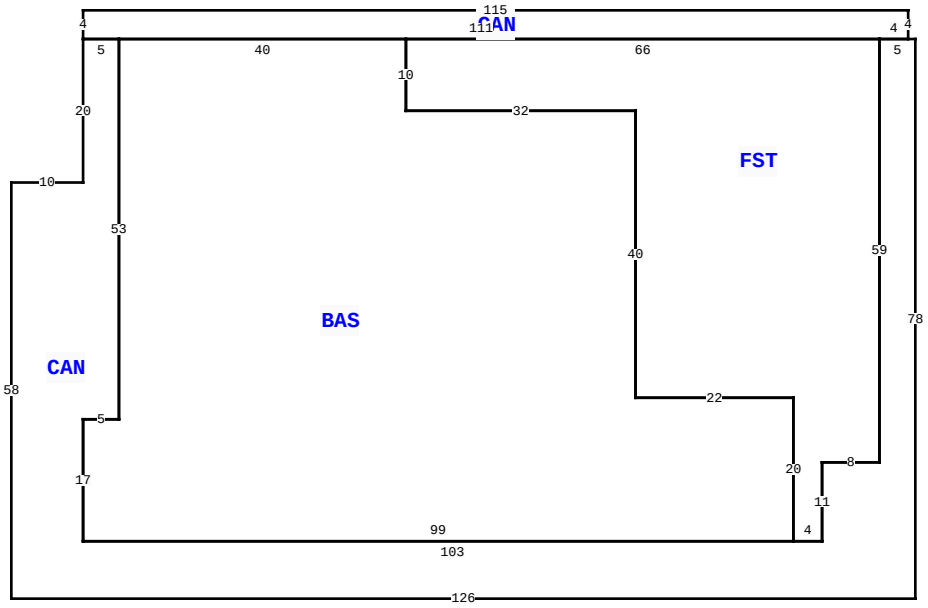
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,245	100		5,245	172,167
CAN	460	30		138	4,530
CAN	2,211	30		663	21,763
FST	2,172	50		1,086	35,648
TOTALS	10,088			7,132	234,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	7,132	102.5800	65.65	468,216	1974	1985	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 5245 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

1491 W US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

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	597,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0188	REMODEL	0	04/12/2016
2786	REMODEL	83	12/23/2003

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						

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$ W66 S10 E32 S40 E22 S20$ N20 W22 N40 W32 N10$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 25,366

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.85 Total Land Value: 337,767 Market: 0 Agricultural: 0 Common: 337,767 PRINTED 11/17/2026 BY SYS