COMM AT SW COR OF E1/2 OF NW1/4
30 FT TO N R/W LINE OF CO GRADED
CONT N 238.42 FT TO A PT ON SE'R

WPG-LAKE CITY, LLC
4211 W BOY SCOUT BLVD, SUITE 620
TAMPA, FL 33607

2026

31-3S-17-06185-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1518 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,048,926
TOTAL MARKET VALUE	1,048,926
SOH/AGL Deduction	265,691
ASSESSED VALUE	783,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	783,235
TOTAL JUST VALUE	1,048,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,203,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0097	NEW WAWA CONVENIE	2,200,000	05/21/2025
000052809	Right-of-Way Acce		04/03/2025
24-0699	FIRE MAIN SITE WO		12/12/2024
000046695	Electrical Servic	150	03/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1911	2/07/2024	QC	U	I	11	100
GRANTOR: LAKE CITY U AUTOMOTIV						
GRANTEE: WPG-LAKE CITY LLC						
1507/1907	2/07/2024	WD	Q	I	05	3,300,000
GRANTOR: LAKE CITY U AUTOMOTIV						
GRANTEE: WPG-LAKE CITY, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CG	0.00	330.00	73,181.00	SF		1.00	1.00	1.25	9.50	11.88	869,024							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	89,951.00	SF		1.00	1.00	1.00	2.00	2.00	179,902							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 3.75 Total Land Value: 1,048,926 Market: 0 Agricultural: 0 Common: 1,048,926 PRINTED 06/22/2026 BY SYS