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

**2027**

**31-3S-17-06185-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | 1,330,839 |
| TOTAL MARKET VALUE | 1,330,839 |
| SOH/AGL Deduction | 469,280 |
| ASSESSED VALUE | 861,559 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 861,559 |
| TOTAL JUST VALUE | 1,330,839 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,048,926 |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 96,921.00 | SF | | 1.00 | 1.00 | 1.25 | 9.50 | 11.88 | 1,150,937 | | | | | | | |
| 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/12/2026 BY MLU Total Acres: 4.29 Total Land Value: 1,330,839 Market: 0 Agricultural: 0 Common: 1,330,839 PRINTED 11/16/2026 BY SYS