COMM NE COR OF SE1/4 OF NE1/4, W
TURNER RD, S 260 FT, W 520.10 FT
102.8 FT, NE 20 DEG 217 FT, E 10

LAKE CITY RV PARK & RESORT LLC
4039 US HIGHWAY 90 W
LAKE CITY, FL 32055

2026

33-3S-16-02441-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	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

274 NW TURNER AVE, 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 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	80,801
TOTAL MARKET VALUE	87,801
SOH/AGL Deduction	0
ASSESSED VALUE	87,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,801
TOTAL JUST VALUE	87,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,258

SALE:3:1: .53 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1618	9/03/2025	WD	Q	I	05	1,200,000
GRANTOR: ASHMANN HOLDINGS, LLC						
GRANTEE: LAKE CITY RV PARK &						
1486/2769	3/23/2023	WD	Q	I	05	450,000
GRANTOR: TIMMONS CHARLES						
GRANTEE: ASHMANN HOLDINGS, L						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		CHI	0.00	0.00	23,086.00	SF		1.00	1.00	1.00	3.50	3.50	80,801							

REVIEW DATE 01/06/2026 BY TP Total Acres: 0.53 Total Land Value: 80,801 Market: 0 Agricultural: 0 Common: 80,801 PRINTED 06/19/2026 BY SYS