COMM NE COR SE1/4 OF SW1/4, RUN
W 607.67 FT FOR POB, RUN W 277.3
717.70 FT TO S R/W US-90, SE ALO

LAKE CITY G AUTOMOTIVE MANAGEMENT LLC
1101 E FLETCHER AVE
TAMPA, FL 33612

2027

34-3S-16-02477-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	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

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	0
TOTAL LAND VALUE - MARKET	637,500
TOTAL MARKET VALUE	637,500
SOH/AGL Deduction	20,400
ASSESSED VALUE	617,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	617,100
TOTAL JUST VALUE	637,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0510	6/30/2016	WD	U	I	37	3,324,200
GRANTOR: MOORE FAMILY MGMNT LL						
GRANTEE: LAKE CITY G AUTOMOT						
1181/1670	9/30/2009	WD	Q	I	01	3,350,000
GRANTOR: EDDIE ACCARDI MOTOR C						
GRANTEE: EDDIE ACCARDI MOTOR						

BUILDING NOTES

BUILDING DIMENSIONS

4380 W US HIGHWAY 90, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

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		00	0.00	0.00	4.25	AC		1.00	1.00	1.00	150,000.00	150,000.00	637,500							

REVIEW DATE 05/13/2026 BY MLU Total Acres: 4.25 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 11/16/2026 BY SYS