

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

2026

34-3S-16-02477-000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 510,000 TOTAL MARKET VALUE 510,000 SOH/AGL Deduction 0 ASSESSED VALUE 510,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 510,000 TOTAL JUST VALUE 510,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 510,000										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM																											
NEIGHBORHOOD/LOC 34316.00 1.00/																SALES DATA OFF RECORD Number DATE TYPE INST Q / 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											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						4380 W US HIGHWAY 90, LAKE CITY										BUILDING DIMENSIONS											
L N	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	120,000.00	120,000.00	510,000										
REVIEW DATE 04/08/2024 BY MLU Total Acres: 4.25 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 05/05/2026 BY SYS																											