BEG NE COR OF SE1/4 OF SW1/4, RU
W 330.32 FT, N 450.10 FT TO S'LY
RUN SE 344 FT, S 266 FT TO POB

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

2027

34-3S-16-02478-000

BUILDING CHARACTERISTICS

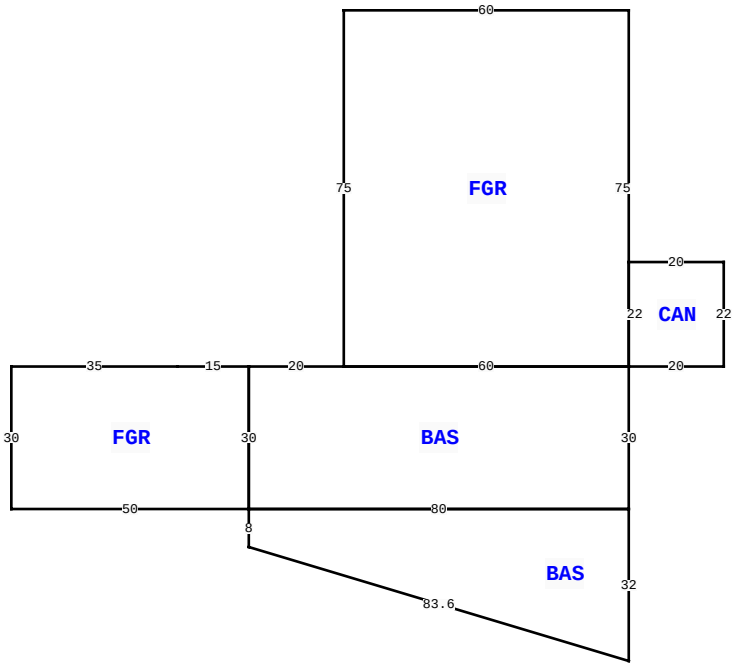
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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
BAS	1,600	100		1,600	74,330
BAS	2,400	100		2,400	111,495
CAN	440	30		132	6,132
FGR	1,500	60		900	41,811
FGR	4,500	60		2,700	125,432
TOTALS	10,440			7,732	359,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6604	04	7,732	136.5552	73.74	570,158	1998	1998	0	0	0	37.00	63.00

2 VEH SHRM 0% - 0 Heated Area: 4000 HX Base Yr



4262 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
1	0260	PAVEMENT-A	0	0	0	0	59,748.00	UT	1.00	1.00	100	1998	1998	3	100	59,748	
2	0253	LIGHTING	0	0	0	0	18.00	UT	1,000.00	1,000.00	100	1998	1998	3	100	18,000	
3	0140	CLFENCE 6	0	0	0	0	320.00	UT	3.50	3.50	100	1998	1998	3	100	1,120	
4	0169	FENCE/WOOD	0	0	0	0	125.00	UT	6.00	6.00	100	1998	1998	3	100	750	
5	0166	CONC,PAVMT	0	0	0	0	285.00	UT	1.50	1.50	100	1998	1998	3	100	428	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	359,200
TOTAL MARKET OB/XF VALUE	80,046
TOTAL LAND VALUE - MARKET	436,350
TOTAL MARKET VALUE	875,596
SOH/AGL Deduction	0
ASSESSED VALUE	875,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	875,596
TOTAL JUST VALUE	875,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	875,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044101	Electrical Servic	25,780	04/05/2022
1152	COMMERCIAL	1,300	01/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0527	6/30/2016	WD	U	I	37	1,602,000
GRANTOR: MOORE FAMILY MGMNT LL						
GRANTEE: LAKE CITY N AUTOMOT						
1181/1670	9/30/2009	WD	Q	I	01	3,350,000
GRANTOR: EDDIE ACCARDI MOTOR C						
GRANTEE: ATM-JGM PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=0,0] W60 S75 E60 N75 $
BAS=[ORIG=-60,75] W20 S30 E80 N30 W60 $
BAS=[ORIG=-80,105] S8 D24R80 N32 W80 $
FGR=[ORIG=-80,75] W15 W35 S30 E50 N30 $
CAN=[ORIG=0,75] E20 N22 W20 S22 $
.

LAND DESCRIPTION

TOTAL OB/XF 80,046

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	2700	C	AUTO SALES	0		CHI	0.00	0.00	2.91	AC		1.00	1.00	1.00	150,000.00	150,000.00	436,350							

REVIEW DATE 03/09/2026 BY JB Total Acres: 2.91 Total Land Value: 436,350 Market: 0 Agricultural: 0 Common: 436,350 PRINTED 11/16/2026 BY SYS