

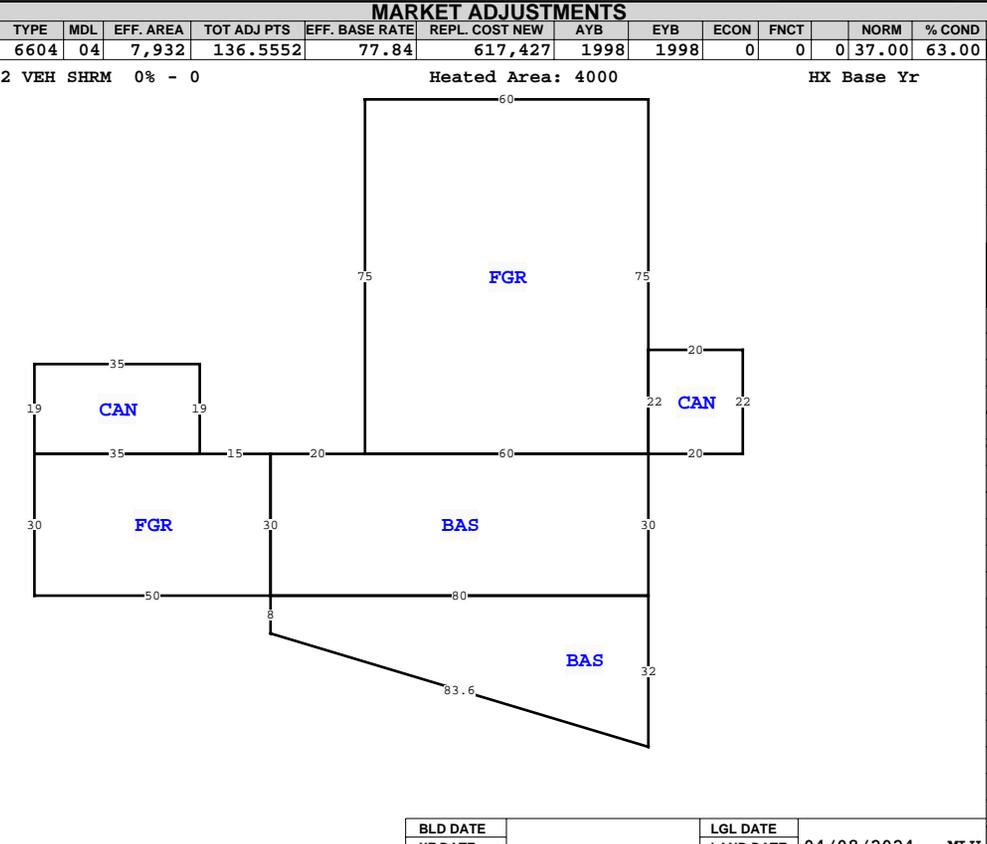
BEG NE COR OF SE1/4 OF SW1/4, RU  
W 330.32 FT, N 450.10 FT TO S'LY  
RUN SE 344 FT, S 266 FT TO POB

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

**2026**

34-3S-16-02478-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	16	WD FR STUC 10	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 70	
Interior Floor	14	CARPET 30	
Ceiling	01	FIN.SUSPDL 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
BAS	1,600	100	
BAS	2,400	100	
CAN	440	30	
CAN	665	30	
FGR	1,500	60	
FGR	4,500	60	
TOTALS	11,105		
			7,932
			388,979



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			388,979
TOTAL MARKET OB/XF VALUE			80,046
TOTAL LAND VALUE - MARKET			349,080
TOTAL MARKET VALUE			818,105
SOH/AGL Deduction			0
ASSESSED VALUE			818,105
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			818,105
TOTAL JUST VALUE			818,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			809,315

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						

EXTRA FEATURES																	
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
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	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	120,000.00	120,000.00	349,080							