COMM NE COR OF SE1/4 OF SW1/4, R
W 330.32 FT FOR POB, RUN W 277.3
FT TO S R/W US-90, SE ALONG US-9

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

2027

34-3S-16-02478-001

BUILDING CHARACTERISTICS

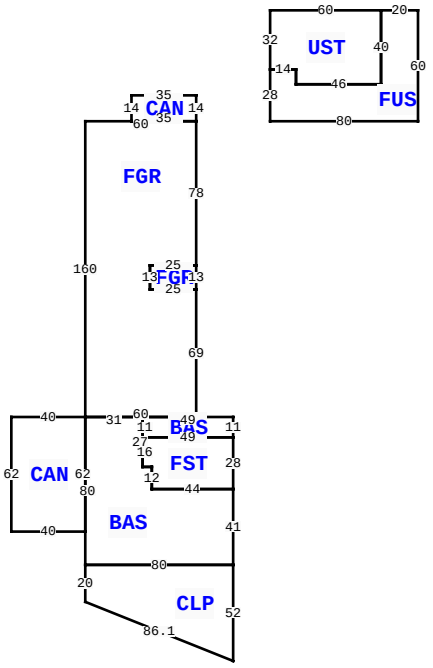
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	05	STEEL 100
Story Height		9 100
RMS		19 100
Stories	1.5	1.5 100
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	539	100		539	20,449
BAS	4,549	100		4,549	172,583
CAN	490	30		147	5,577
CAN	2,480	30		744	28,227
CLP	2,880	40		1,152	43,705
FGR	325	60		195	7,398
FGR	9,275	60		5,565	211,128
FST	1,312	50		656	24,888
FUS	2,512	100		2,512	95,302
UST	2,288	40		915	34,714
TOTALS	26,650			16,974	643,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6604	04	16,974	111.5110	60.22	1,022,174	1998	1998	0	0	0	37.00	63.00

3 VEH SHRM 0% - 0 Heated Area: 7600 HX Base Yr



4316 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	93,654.00	UT	1.00	1.00	90	1998	1998	3	90	84,289	
2	0253	LIGHTING	0	0	0	0	22.00	UT	1,000.00	1,000.00	100	1998	1998	3	100	22,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0166	CONC,PAVMT	0	0	0	0	1,344.00	UT	1.50	1.50	100	1998	1998	3	100	2,016	
5	0140	CLFENCE 6	0	0	0	0	575.00	UT	3.50	3.50	100	1998	1998	3	100	2,013	
6	0298	SERVICE BO	0	0	24	4	96.00	UT	75.00	75.00	100	2008	2008	3	100	7,200	
7	0166	CONC,PAVMT	0	0	24	80	1,920.00	UT	2.25	2.25	100	2010	2010	3	100	4,320	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
9	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
10	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	654,042
TOTAL MARKET OB/XF VALUE	130,738
TOTAL LAND VALUE - MARKET	495,000
TOTAL MARKET VALUE	1,279,780
SOH/AGL Deduction	0
ASSESSED VALUE	1,279,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,279,780
TOTAL JUST VALUE	1,279,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,279,780

BLDG:4:1: CAR WASH FOR CHEVY DEALERSHIP
LAND:1:1: OWNS ADJACENT PRCLS
BLDG:5:1: DETAIL SHOP FOR CHEVY DEALERSHIP
BLDG:3:1: CHEVY DEALERSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1525	DEMOLISH	25	01/07/2010
1151	COMMERCIAL	2,685	01/23/1998

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: ATM-JGM PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N14 W35 S14 E35$ FGR= W60 S160 CAN= W40 S62 E40 N62$ BAS= S80 CLP= S20 D32 R80 N52 W80$ E80 N41 FST= N28 BAS= N11 W49 S11 E49$ W49 S16 E5 S12 E44$ W44 N12 W5 N27 W31$ E60 N69 FGR= N13 W25 S13 E25$ W25 N13 E25 N78$ PTR= E40 FUS= E80 N60 W20 UST= W60 S32 E14 S8 E46 N40$ S40 W46 N8W14 S28 $ W40$.

LAND DESCRIPTION

TOTAL OB/XF 130,738

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	3.30	AC		1.00	1.00	1.00	150,000.00	150,000.00	495,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 3.30 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SE1/4 OF SW1/4, R
W 330.32 FT FOR POB, RUN W 277.3
FT TO S R/W US-90, SE ALONG US-9

LAKE CITY G AUTOMOTIVE MANAGEMENT LLC
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BUILDING CHARACTERISTICS

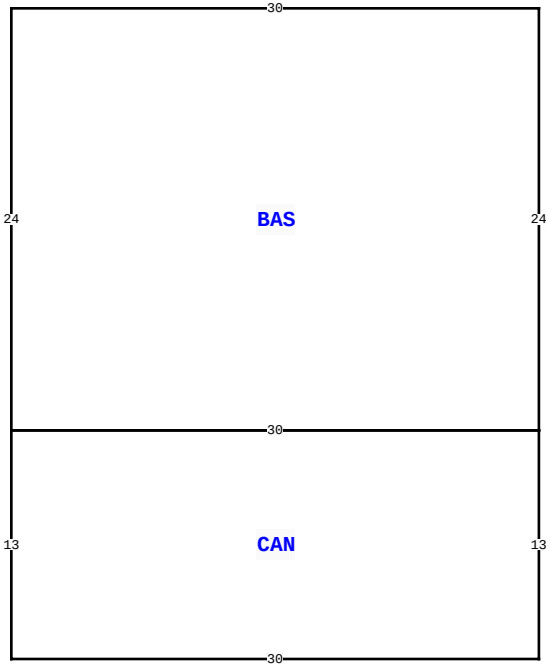
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
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	720	100		720	8,664
CAN	390	30		117	1,408
TOTALS	1,110			837	10,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	837	51.6180	19.10	15,987	1998	1998	0	0	0	37.00	63.00

5 C B MISC 0% - 0 Heated Area: 720 HX Base Yr



4316 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,279,780
TOTAL JUST VALUE	1,279,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,279,780

SALE:1:1: 3.30 AC

XFOB:1:1: CHAM ID#048195C4300A & B

PRMT:1:1: CHEVROLET DEALERSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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

BAS= W30 S24 CAN= S13 E30 N13 W30$ E30 N24$.

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

REVIEW DATE 06/14/2023 BY JB Total Acres: 3.30 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 11/16/2026 BY SYS