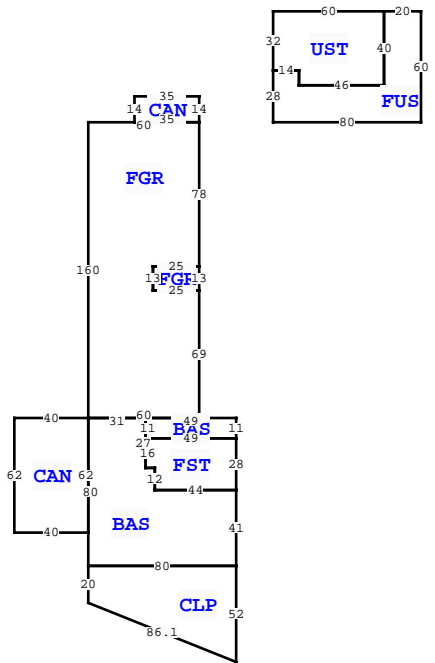


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	18 100
Frame	05 STEEL 100
Story Height	9 100
RMS	19 100
Stories	1.5 100
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/

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												



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			0
PREVIOUS YEAR MKT VALUE			1,201,543

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						

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	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	

TOTAL OB/XF													130,738											
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	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							

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

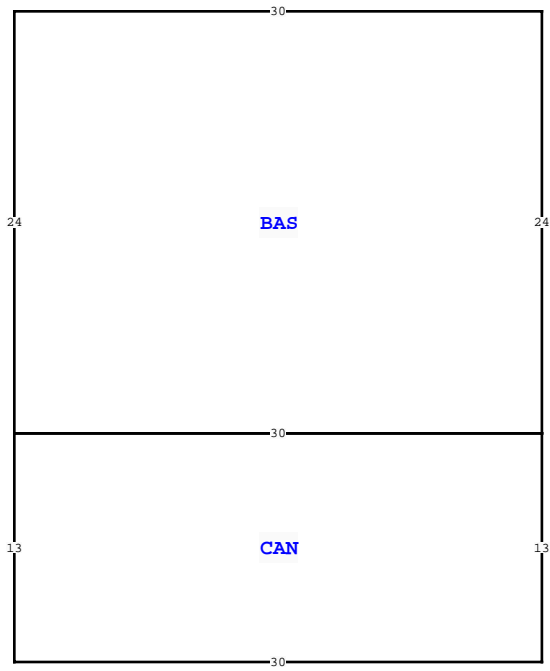
LAKE CITY G AUTOMOTIVE MANAGEMENT LLC
1101 E FLETCHER AVE
TAMPA, FL 33612

2026

34-3S-16-02478-001
1101 E FLETCHER AVE TAMPA, FL 33612

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	720	100	
CAN	390	30	
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	37.00	63.00
5 C B MISC 0% - 0 Heated Area: 720 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
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
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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			1,201,543
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
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						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF												
0												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S24 CAN= S13 E30 N13 W30\$ E30 N24\$.												

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