COMM NE COR OF SW1/4, RUN W 26.0
TO W R/W WEST LAKE CITY AVE FOR
RUN S 7 DEG W ALONG R/W 331.20 F

LAKE CITY J AUTOMOTIVE MANAGEMENT LLC
3031 N ROCKY POINT DR, SUITE 770
TAMPA, FL 33607

2026

34-3S-16-02483-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	140,481
TOTAL MARKET VALUE	140,481
SOH/AGL Deduction	1,405
ASSESSED VALUE	139,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,076
TOTAL JUST VALUE	140,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,433

SALE:2:1: JOSEPH SOLD HIS INT TO MICHAEL (FAMILY)

SALE:1:1: FAMILY TRANSACTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1721	2/12/2020	WD	Q	V	01	200,000
GRANTOR: SAM FRAZIER PROPERTIE						
GRANTEE: LAKE CITY J AUTOMOT						
1327/1474	12/15/2016	WD	Q	I	01	154,000
GRANTOR: THOMAS & ELIZABETH D						
GRANTEE: SAM FRAZIER PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	1000	C	VACANT COMME	0		CG	0.00	0.00	93,654.00	SF		1.00	1.00	1.00	1.50	1.50	140,481							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 2.15 Total Land Value: 140,481 Market: 0 Agricultural: 0 Common: 140,481 PRINTED 06/19/2026 BY SYS