

COMM NE COR OF SW1/4, RUN W 353.
FOR POB, CONT W 1024.54 FT, S 28
SE ALONG R/W 1046.11 FT, N 350 F

LAKE CITY H AUTOMOTIVE MANAGEMENT LLC
3031 NORTH ROCKY POINT DR WES, SUITE 770
TAMPA, FL 33607

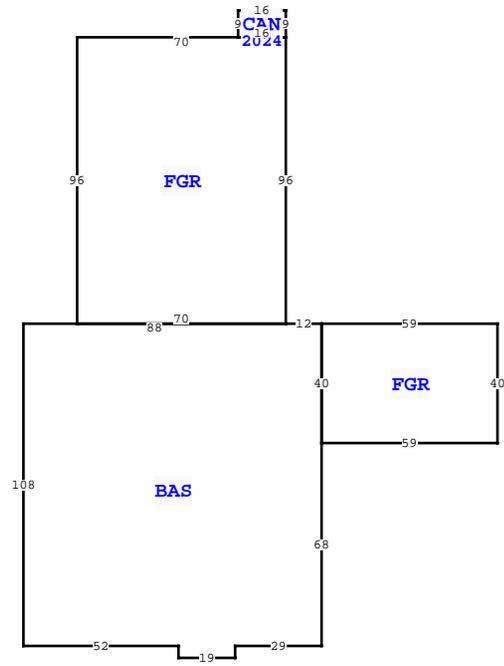
2026

34-3S-16-02483-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD	FR	STUC 90	
Exterior Wall	28	GLASS	THRM	10	
Roof Structure	09	RIDGE	FRME	100	
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		23	100		
Frame	05	STEEL	100		
Story Height		16	100		
RMS		17	100		
Stories	1.	1.	100		
Units		0	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	10,876	100		10,876	648,655
CAN	144	30	2024	43	2,565
FGR	2,360	60		1,416	84,451
FGR	6,720	60		4,032	240,472
TOTALS	20,100			16,367	976,143

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6	VEH SHRM	0%	- 0									
				Heated Area:	10876							
				HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			976,143
TOTAL MARKET OB/XF VALUE			165,593
TOTAL LAND VALUE - MARKET			702,000
TOTAL MARKET VALUE			1,843,736
SOH/AGL Deduction			0
ASSESSED VALUE			1,843,736
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,843,736
TOTAL JUST VALUE			1,843,736
NCON VALUE			5,304
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,784,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047534	Electrical Servic	28,000	06/23/2023
14-0426	COMMERCIAL	4,897	11/19/2014
9466	COMMERCIAL	2,210	03/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0778	11/01/2017	WD	U	I	37	4,500,000
GRANTOR: ARTHUR W COWARD TRUST						
GRANTEE: LAKE CITY H AUTOMOT						
1326/0492	11/07/2016	QC	U	I	11	100
GRANTOR: ARTHUR W COWARD						
GRANTEE: ARTHUR W COWARD TRU						

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	83,218.00	UT	1.60	1.60	100	2016	2016	3	100	133,149	
2	0253	LIGHTING	0	0	0	0	13.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	19,500	
3	0070	CARPORT UF	0	0	31	20	620.00	UT	7.00	7.00	100	2024	2023		100	4,340	
4	0296	SHED METAL	0	0	11	20	220.00	UT	15.00	15.00	100	2024	2023		100	3,300	
5	0166	CONC, PAVMT	0	0	0	0	1,326.00	UT	4.00	4.00	100	2026	2025		100	5,304	

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		CG	0.00	0.00	4.73	AC		1.00	1.00	1.00	120,000.00	120,000.00	567,600								
2	2700	C	AUTO SALES	0			0.00	0.00	1.12	AC		1.00	1.00	1.00	120,000.00	120,000.00	134,400								