

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

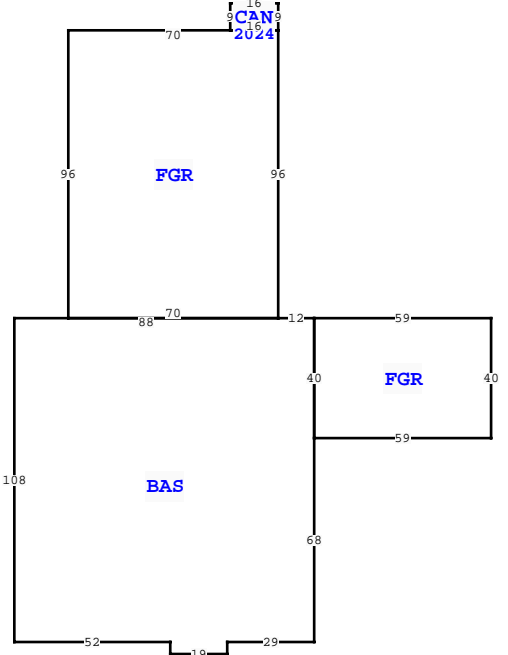
2026

34-3S-16-02483-004



BUILDING CHARACTERISTICS		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
BAS	10,876	100	
CAN	144	30	2024
FGR	2,360	60	
FGR	6,720	60	
TOTALS	20,100		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6604	04	16,367	112.5174	60.76	994,459	2016	2016	0	0	0	7.00	93.00	
6 VEH SHRM		0% - 0		Heated Area: 10876				HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		924,847	
TOTAL MARKET OB/XF VALUE		165,593	
TOTAL LAND VALUE - MARKET		877,500	
TOTAL MARKET VALUE		1,967,940	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,967,940	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,967,940	
TOTAL JUST VALUE		1,967,940	
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	150,000.00	150,000.00	709,500							
2	2700	C	AUTO SALES	0			0.00	0.00	1.12	AC		1.00	1.00	1.00	150,000.00	150,000.00	168,000							