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

2027

34-3S-16-02483-004

BUILDING CHARACTERISTICS

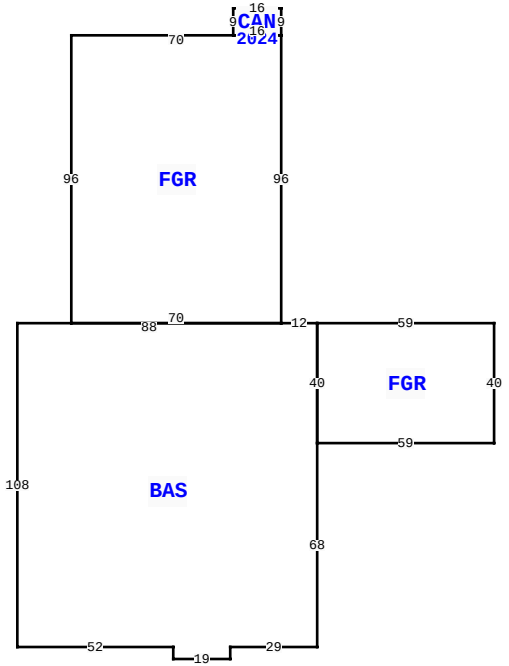
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	614,568
CAN	144	30	2024	43	2,430
FGR	2,360	60		1,416	80,013
FGR	6,720	60		4,032	227,835
TOTALS	20,100			16,367	924,847

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



4389 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,967,940

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W88 S108 E52 S4 E19 N4 E29 N68 N40 $
FGR=[ORIG=-12,0] N96 W70 S96 E70 $
FGR=[ORIG=0,40] E59 N40 W59 S40 $
CAN=[YR=2024;ORIG=-12,-96] W16 N9 E16 S9 $
.

LAND DESCRIPTION

TOTAL OB/XF 165,593

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		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							

REVIEW DATE 03/09/2026 BY ME Total Acres: 5.85 Total Land Value: 877,500 Market: 0 Agricultural: 0 Common: 877,500 PRINTED 11/16/2026 BY SYS