

COMM NW COR OF NE1/4 OF SW1/4,
E 653.48 FT FOR POB, CONT E
371.55 FT, S 7 DEG W 403.44

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

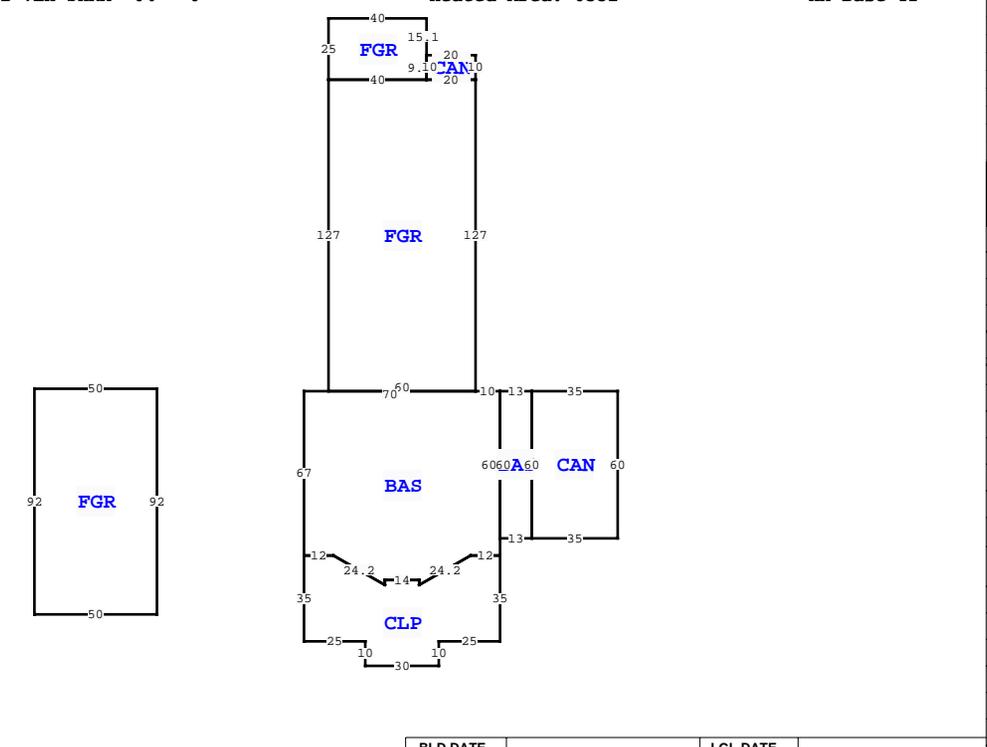
2026

34-3S-16-02483-007



ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 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	8	100
Frame	05	STEEL 100
Story Height		16 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
6604	04	16,237	120.8428	68.88	1,118,405	1995	1995	0	0	0	45.00	55.00		



QUALITY	DOR CODE	VEH SALE/REPAIR			
05 05	2700	06			
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	780	100		780	29,549
BAS	5,752	100		5,752	217,909
CAN	200	30		60	2,273
CAN	2,100	30		630	23,867
CLP	2,708	40		1,083	41,028
FGR	1,000	60		600	22,730
FGR	4,600	60		2,760	104,560
FGR	7,620	60		4,572	173,205
TOTALS	24,760			16,237	615,123

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			615,123
TOTAL MARKET OB/XF VALUE			130,113
TOTAL LAND VALUE - MARKET			618,000
TOTAL MARKET VALUE			1,363,236
SOH/AGL Deduction			0
ASSESSED VALUE			1,363,236
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,363,236
TOTAL JUST VALUE			1,363,236
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,362,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0382	GARAGE PARKING SP		06/24/2024
19-0497	COMMERCIAL	3,080	09/16/2019
19-0458	ADDN COMM	2,268	08/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0789	11/01/2017	WD	U	I	37	3,300,000

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														4325 W US HIGHWAY 90 , LAKE CITY			
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	131,887.00	UT	0.90	0.90	90	1995	1995	3	90	106,828	
2	0166	CONC, PAVMT	0	0	0	0	3,250.00	UT	1.50	1.50	100	1995	1995	3	100	4,875	
3	0253	LIGHTING	0	0	0	0	15.00	UT	800.00	800.00	100	1995	1995	3	100	12,000	
4	0253	LIGHTING	0	0	0	0	8.00	UT	500.00	500.00	100	1995	1995	3	100	4,000	
5	0166	CONC, PAVMT	0	0	4	216	864.00	UT	1.40	1.40	100	0	0	3	100	1,210	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

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	5.15	AC		1.00	1.00	1.00	120,000.00	120,000.00	618,000							