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

2027

34-3S-16-02483-007

BUILDING CHARACTERISTICS

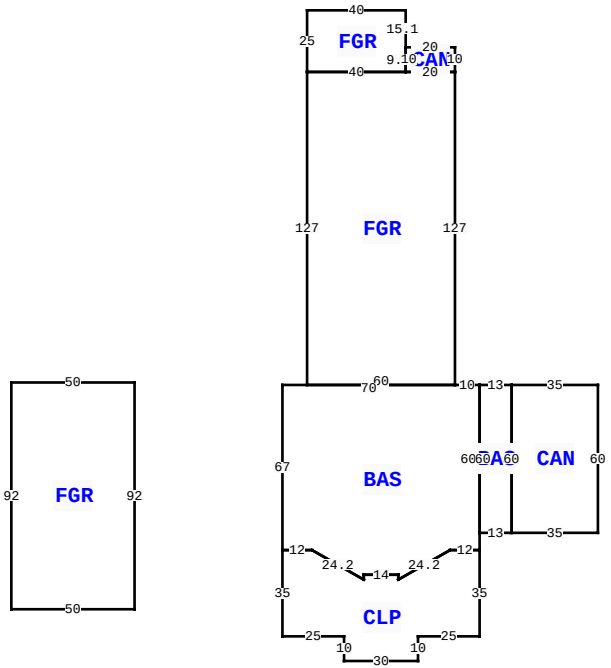
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
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	780	100		780	27,997
BAS	5,752	100		5,752	206,457
CAN	200	30		60	2,154
CAN	2,100	30		630	22,613
CLP	2,708	40		1,083	38,872
FGR	1,000	60		600	21,536
FGR	4,600	60		2,760	99,065
FGR	7,620	60		4,572	164,103
TOTALS	24,760			16,237	582,795

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	65.26	1,059,627	1995	1995	0	0	0	45.00	55.00

1 VEH SHRM 0% - 0 Heated Area: 6532 HX Base Yr



4325 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	582,795
TOTAL MARKET OB/XF VALUE	130,113
TOTAL LAND VALUE - MARKET	772,500
TOTAL MARKET VALUE	1,485,408
SOH/AGL Deduction	0
ASSESSED VALUE	1,485,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,485,408
TOTAL JUST VALUE	1,485,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,485,408

SALE:9:1: 8.20 AC /

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						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[ORIG=-10,0] N127 W20 W40 S127 E60 $
BAS=[ORIG=0,0] W10 W70 S67 E12 D12R21 N2 E14 S2 U12R21 E12 N6.11 N60.1 $
FGR=[ORIG=-190,-1] E50 S92 W50 N92 $
CAN=[ORIG=13,0] E35 S60 W35 N60 $
CLP=[ORIG=-80,67] S35 E25 S10 E30 N10 E25 N35 W12 D12L21 N2 W14 S2 U12L21 W12 $
FGR=[ORIG=-30,-127] N9.11 N15.1 W40 S25 E40 $
BAS=[ORIG=0,0] E13 S60 W13 N60 $
CAN=[ORIG=-30,-137] E20 S10 W20 N10 $
.

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	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 130,113

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	5.15	AC		1.00	1.00	1.00	150,000.00	150,000.00	772,500							

REVIEW DATE 03/09/2026 BY JB Total Acres: 5.15 Total Land Value: 772,500 Market: 0 Agricultural: 0 Common: 772,500 PRINTED 11/16/2026 BY SYS