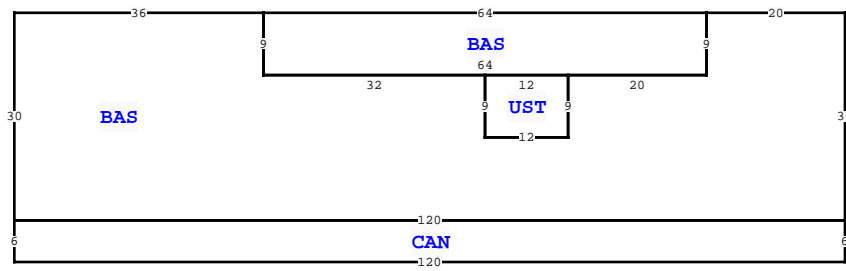
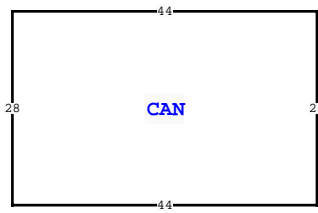




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	06	VINYL ASB	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height	8	100	
RMS	3	100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
BAS	2,916	100	
CAN	720	30	
CAN	1,232	30	
UST	108	40	
TOTALS	5,552		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	NBHD CONVE	0%	- 2026								
Heated Area: 3492 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		178,527	
TOTAL MARKET OB/XF VALUE		37,700	
TOTAL LAND VALUE - MARKET		1,188,000	
TOTAL MARKET VALUE		1,404,227	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,404,227	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,404,227	
TOTAL JUST VALUE		1,404,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,294,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054416	Generator		11/19/2025
30314	REMODEL	60	07/24/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2671	11/05/2025	WD	U	I	11	100
GRANTOR: PATEL DIPAK						
GRANTEE: JIFFY JUNCTION LLC						
1197/1570	7/01/2010	WD	Q	I	01	1,325,000
GRANTOR: D B ESPENSHIP						
GRANTEE: DIPAK & PRATIKSHA P						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	9915	RV SITE	0	0	0	0	5.00	UT	3,000.00	3,000.00	100	0	0	3	100	15,000	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,300	
4	0070	CARPORT UF	0	0	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0259	MHP HOOKUP	0	0	0	0	4.00	UT	4,300.00	4,300.00	100	2008	2008	3	100	17,200	

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	1410	C	CONV STORE	0		00	0.00	0.00	108,000.00	SF		1.00	1.00	1.00	11.00	11.00	1,188,000							

COMM SE COR OF NW1/4 OF SE1/4, R  
TO N R/W US-90 FOR POB, RUN NW A  
236.5 FT, N 285 FT, E 456 FT, S

JIFFY JUNCTION LLC  
4039 US HWY 90 WEST  
LAKE CITY, FL 32055

**2026**

34-3S-16-02485-000  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	1	100
Bathrooms	1	1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units	0	0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	468	100	
UOP	160	25	
TOTALS	628		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
3	MOBILE HME	0%	- 2026																				
				Heated Area: 468			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/11/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		178,527	
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BASE TAXABLE VALUE		1,404,227	
TOTAL JUST VALUE		1,404,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,294,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/2671	11/05/2025	WD	U	I	11	100
GRANTOR: PATEL DIPAK						
GRANTEE: JIFFY JUNCTION LLC						
1197/1570	7/01/2010	WD	Q	I	01	1,325,000
GRANTOR: D B ESPENSHIP						
GRANTEE: DIPAK & PRATIKSHA P						

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
4039 W US HIGHWAY 90 , LAKE CITY																
TOTALS 0																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W39 S12 E11 UOP= S4 E16S4 E12 N8 W28S E28 N12S.											

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



COMM SE COR OF NW1/4 OF SE1/4, R  
TO N R/W US-90 FOR POB, RUN NW A  
236.5 FT, N 285 FT, E 456 FT, S

JIFFY JUNCTION LLC  
4039 US HWY 90 WEST  
LAKE CITY, FL 32055

2026

34-3S-16-02485-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
1	1 100		
1	1 100		
1.	1. 100		
01	CONV 100		
0	0 100		
03	03 100		
01	01 100		
05	05		
1126	CONV STORE/GAS		
06			
34316.00	1.00/		
BAS	444	100	
UOP	152	25	
TOTALS	596		482 12,713

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	482	109.9000	65.94	31,783	1990	1990	0	0	60.00	40.00
5 MOBILE HME 0% - 2026 Heated Area: 444 HX Base Yr											
4039 W US HIGHWAY 90 , LAKE CITY											
BLD DATE			LGL DATE			05/11/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
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GRANTEE: JIFFY JUNCTION LLC						
1197/1570	7/01/2010	WD	Q	I	01	1,325,000
GRANTOR: D B ESPENSHIP						
GRANTEE: DIPAK & PRATIKSHA P						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W37 S12 E10 UOP= S4 E14S4 E12 N8 W26S E27 N12S.

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
TOTALS																
0																

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