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

2027

34-3S-16-02485-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS

MAP NUM | MKT AREA 06

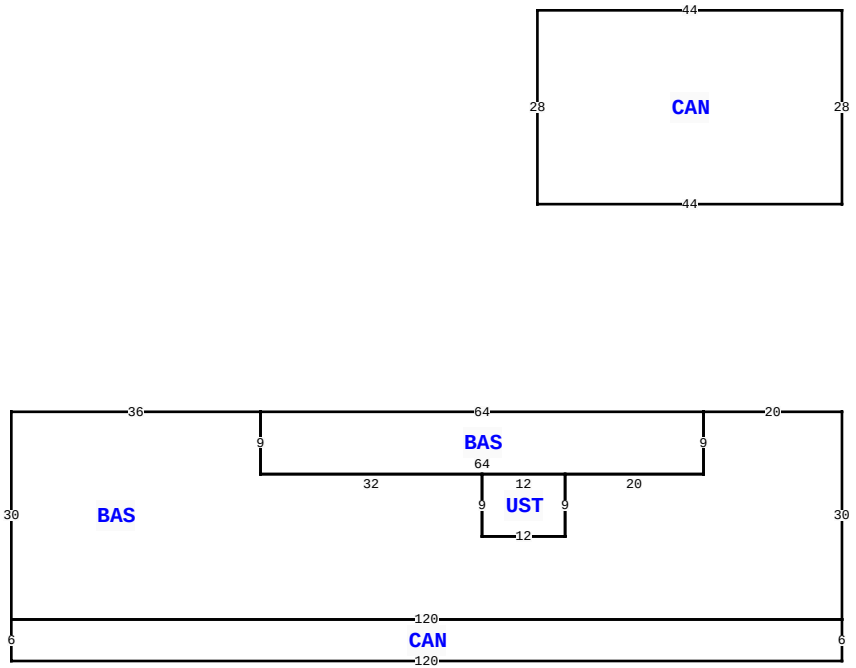
NEIGHBORHOOD/LOC 34316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	19,434
BAS	2,916	100		2,916	98,386
CAN	720	30		216	7,288
CAN	1,232	30		370	12,484
UST	108	40		43	1,451
TOTALS	5,552			4,121	139,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,121	88.7860	67.48	278,085	1971	1985	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 2026 Heated Area: 3492 HX Base Yr



4039 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

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	1,404,227

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W64 S9 E64 N9$S9 W20 UST= W12 S9 E12 N9$ S9W12 N9 W32 N9 W36 S30 CAN= S6E120 N6 W120$ E120 N30$ PTR= N30 CAN= N28 W44 S28 E44$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 37,700

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	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							

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.48 Total Land Value: 1,188,000 Market: 0 Agricultural: 0 Common: 1,188,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-16-02485-000

BUILDING CHARACTERISTICS

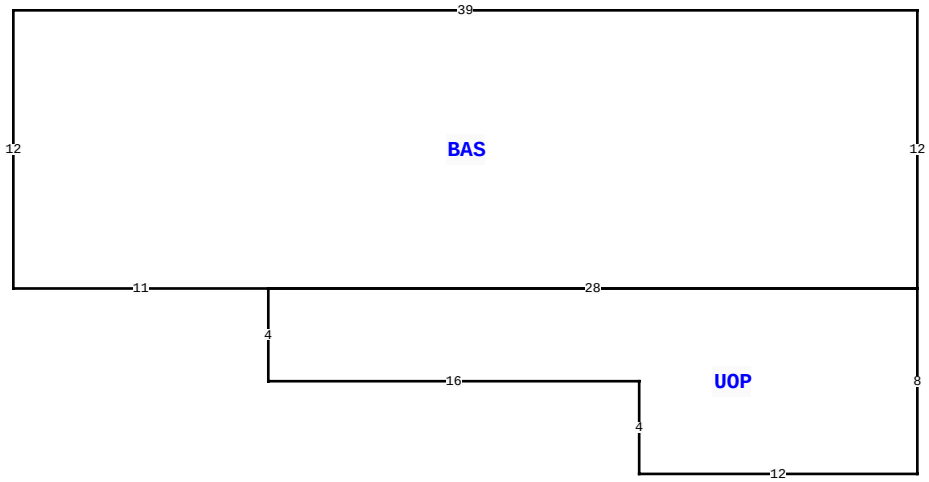
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	12,344
UOP	160	25		40	1,055
TOTALS	628			508	13,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	508	109.9000	65.94	33,498	1990	1990	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2026 Heated Area: 468 HX Base Yr



4039 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

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	1,404,227

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S12 E11 UOP= S4 E16S4 E12 N8 W28$ E28 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.48 Total Land Value: 1,188,000 Market: 0 Agricultural: 0 Common: 1,188,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-16-02485-000

BUILDING CHARACTERISTICS

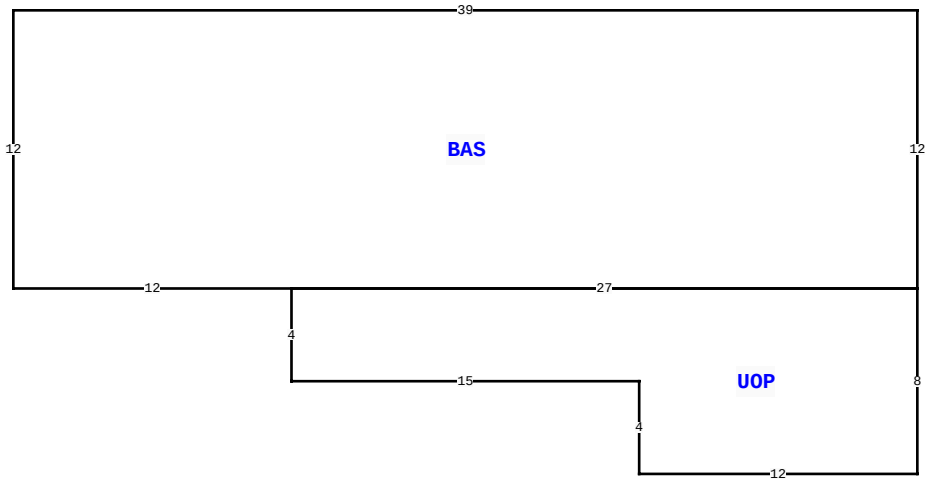
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	12,344
UOP	156	25		39	1,029
TOTALS	624			507	13,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	507	109.9000	65.94	33,432	1992	1992	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 468 HX Base Yr



4039 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,527
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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	1,404,227

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S12 E12 UOP= S4 E15S4 E12 N8 W27$ E27 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.48 Total Land Value: 1,188,000 Market: 0 Agricultural: 0 Common: 1,188,000 PRINTED 11/16/2026 BY SYS

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2027

34-3S-16-02485-000

BUILDING CHARACTERISTICS

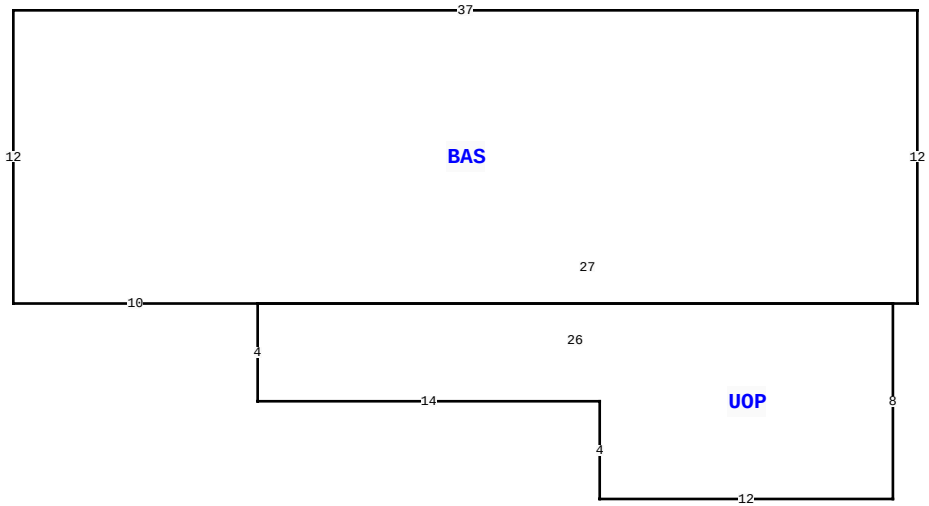
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Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	444	100		444	11,711
UOP	152	25		38	1,002
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	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	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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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	1,404,227

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S12 E10 UOP= S4 E14S4 E12 N8 W26$ E27 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.48 Total Land Value: 1,188,000 Market: 0 Agricultural: 0 Common: 1,188,000 PRINTED 11/16/2026 BY SYS