

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

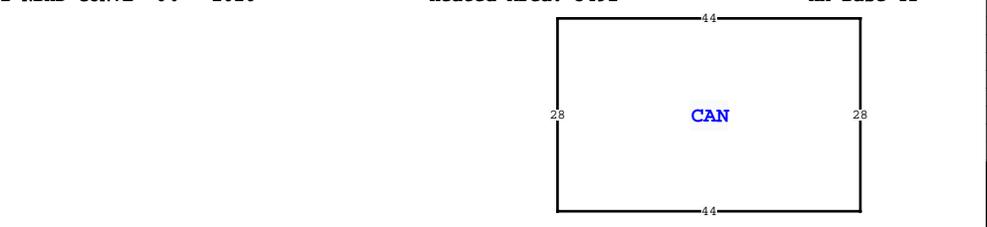
JIFFY JUNCTION LLC
4039 US HWY 90 WEST
LAKE CITY, FL 32055

2026

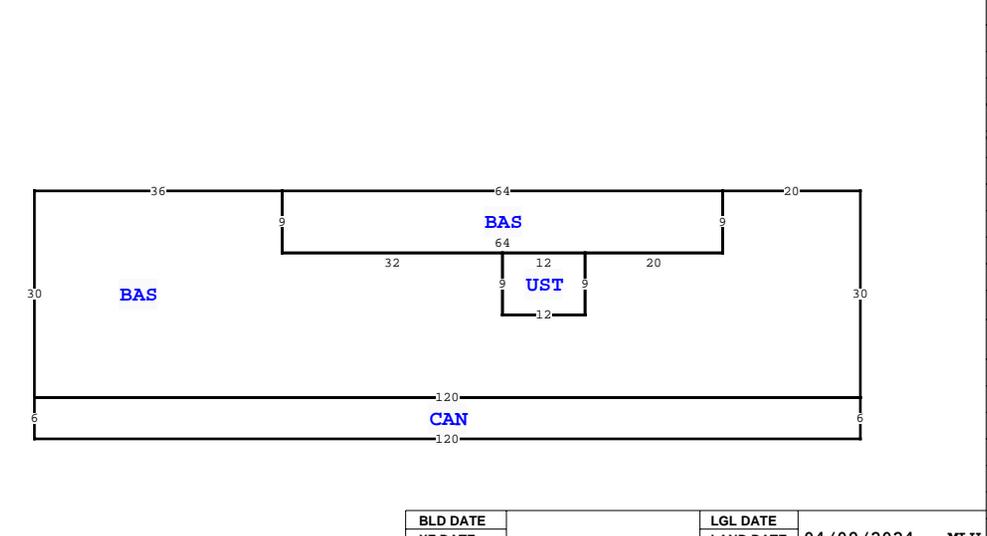
34-3S-16-02485-000
VALUATION SUMMARY PAGE 1 of 4

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	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	
4300	04	4,121	88.7860	71.03	292,715	1971	1985	0	0	50.00	50.00	



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	20,457
BAS	2,916	100		2,916	103,562
CAN	720	30		216	7,671
CAN	1,232	30		370	13,141
UST	108	40		43	1,527
TOTALS	5,552			4,121	146,358



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		187,820	
TOTAL MARKET OB/XF VALUE		37,700	
TOTAL LAND VALUE - MARKET		1,080,000	
TOTAL MARKET VALUE		1,305,520	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,305,520	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,305,520	
TOTAL JUST VALUE		1,305,520	
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
1554/2671	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	10.00	10.00	1,080,000							

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TO N R/W US-90 FOR POB, RUN NW A
236.5 FT, N 285 FT, E 456 FT, S

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LAKE CITY, FL 32055

2026

34-3S-16-02485-000
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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>04/09/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/09/2024	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
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ASSESSED VALUE		1,305,520	
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BASE TAXABLE VALUE		1,305,520	
TOTAL JUST VALUE		1,305,520	
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
1554/2671	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												0
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
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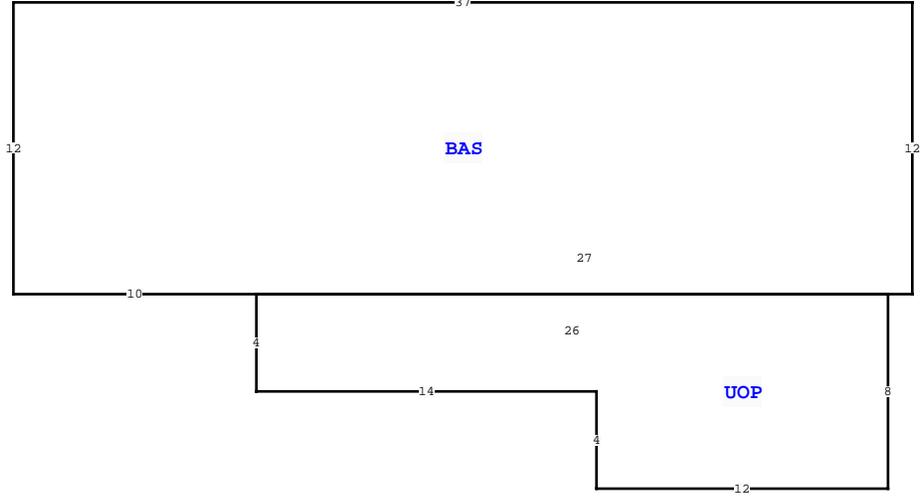
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Quality	05	05			
DOR CODE	1126	CONV STORE/GAS			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	444	100		444	12,297
UOP	152	25		38	1,052
TOTALS	596			482	13,350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	MOBILE HME	0%	- 2026								
			Heated Area: 444				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	2
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BUILDING NOTES	

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

LAND DESCRIPTION										TOTAL OB/XF														
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