COMM INTERS W LINE OF SW1/4 OF S
CR-252, N 63 DEG E ALONG N R/W 4
RUN N 12 DEG E 561.69 FT TO S R/

LAKE CITY WEM LLC
414 LAGUNA AVE
KEY LARGO, FL 33037

2027

34-3S-16-02491-001

BUILDING CHARACTERISTICS

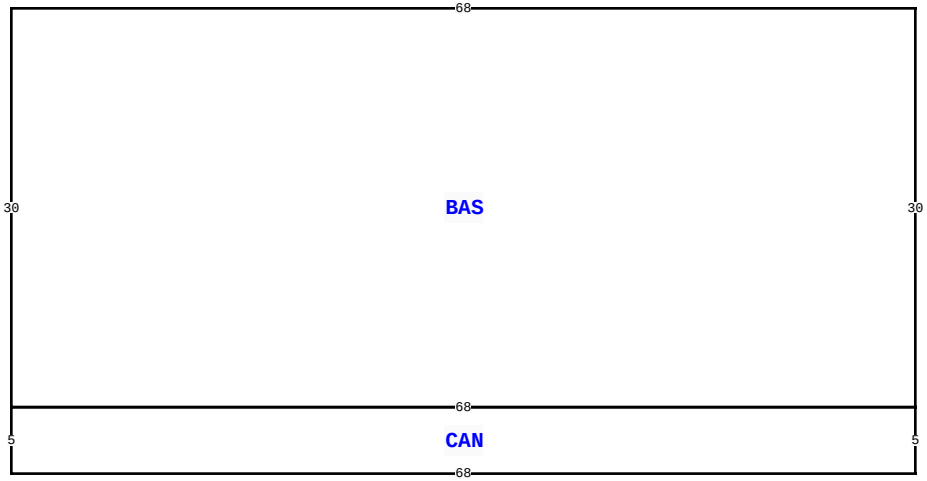
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	2,040	100		2,040	72,777
CAN	340	30		102	3,639
TOTALS	2,380			2,142	76,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,142	111.4890	71.35	152,832	1988	1988	0	0	0	50.00	50.00

1 STORE RETL 0% - 2026 Heated Area: 2040 HX Base Yr



4134 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	20	72	1,440.00	UT	2.00	2.00	100	2013	2013	3	100	2,880	
2	0260	PAVEMENT-A	0	0	0	0	27,416.00	UT	1.60	1.60	100	2013	2013	3	100	43,866	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	500	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	342,530
TOTAL MARKET OB/XF VALUE	47,446
TOTAL LAND VALUE - MARKET	388,282
TOTAL MARKET VALUE	778,258
SOH/AGL Deduction	0
ASSESSED VALUE	778,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	778,258
TOTAL JUST VALUE	778,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	778,258

XFOB:2:1: BRIG M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054197	Electrical Servic		10/06/2025
000052165	Electrical Servic	4,000	01/28/2025
30707	COMMERCIAL	1,883	01/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1538/1618	4/21/2025	WD	Q	I	01	825,000
GRANTOR: FABRIC ART SHOP LLC						
GRANTEE: LAKE CITY WEM LLC						
1239/0765	8/01/2012	WD	U	I	38	226,000
GRANTOR: ACCURATE REALTY INVES						
GRANTEE: FABRIC ART SHOP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 CAN= S5 E68 N5 W68$E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 47,446

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	1100	C	STORE 1FLR	0		00	0.00	0.00	47,058.00	SF		1.00	1.00	0.75	11.00	8.25	388,228							
2	9601	C	RETENTION AR	0		00	0.00	0.00	0.31	AC		1.00	1.00	1.00	175.00	175.00	54							

REVIEW DATE 03/18/2026 BY TP Total Acres: 1.39 Total Land Value: 388,282 Market: 0 Agricultural: 0 Common: 388,282 PRINTED 11/16/2026 BY SYS

COMM INTERS W LINE OF SW1/4 OF S
CR-252, N 63 DEG E ALONG N R/W 4
RUN N 12 DEG E 561.69 FT TO S R/

LAKE CITY WEM LLC
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KEY LARGO, FL 33037

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BUILDING CHARACTERISTICS

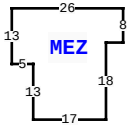
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

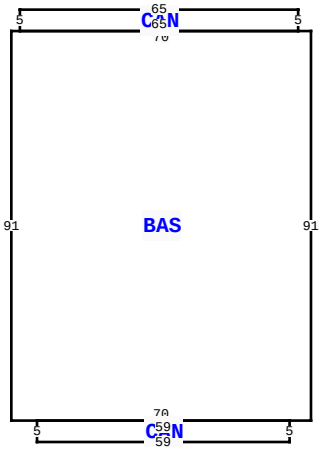
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,370	100		6,370	254,373
CAN	295	30		88	3,515
CAN	325	30		98	3,913
MEZ	539	20		108	4,313
TOTALS	7,529			6,664	266,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	6,664	98.6000	44.37	295,682	2013	2013	0	0	0	10.00	90.00

3 PREF M B R 0% - 2026 Heated Area: 6370 HX Base Yr





4134 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 2 — 2

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TOTAL JUST VALUE	778,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	778,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1239/0765	8/01/2012	WD	U	I	38	226,000
GRANTOR: ACCURATE REALTY INVES						
GRANTEE: FABRIC ART SHOP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W70 S91 E70 N91 $
MEZ=[ORIG=0,-30] N18 E4 N8 W26 S13 E5 S13 E17 $
CAN=[ORIG=-3,-0] N5 W65 S5 E65 $
CAN=[ORIG=-64,91] S5 E59 N5 W59 $
PTR=[ORIG=0,0] N30 S30 $
.

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 03/18/2026 BY TP Total Acres: 1.39 Total Land Value: 388,282 Market: 0 Agricultural: 0 Common: 388,282 PRINTED 11/16/2026 BY SYS