

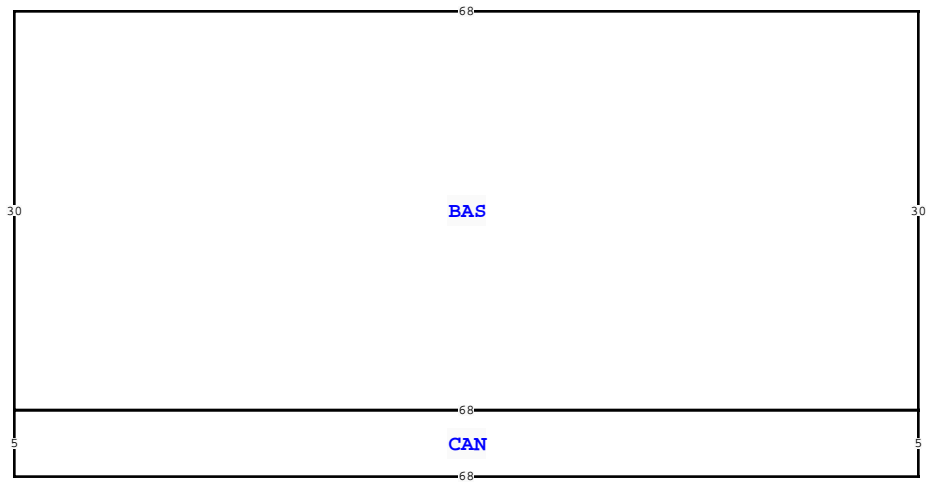
COMM INTERS W LINE OF SW1/4 OF S  
CR-252, N 63 DEG E ALONG N R/W 4  
RUN N 12 DEG E 561.69 FT TO S R/

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

**2026**

34-3S-16-02491-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	05	AVERAGE 10	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	2,040	100	
CAN	340	30	
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																		
1	STORE RETL	0%	- 2026																										
			Heated Area: 2040			HX Base Yr																							
																													
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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			700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			780,468
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						

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	0166	CONC, PAVMT	0	0	20	72		1,440.00	UT	2.00				2,880	
2	0260	PAVEMENT-A	0	0	0	0		27,416.00	UT	1.60				43,866	
3	0294	SHED WOOD/	0	0	0	0		1.00	UT	0.00				500	
4	0140	CLFENCE	6	0	0	0		1.00	UT	0.00				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	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							

BUILDING NOTES											
BAS= W68 S30 CAN= S5 E68 N5 W68\$E68 N30\$.											

BUILDING DIMENSIONS											
BAS= W68 S30 CAN= S5 E68 N5 W68\$E68 N30\$.											

