

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
PAGE 1 of 2

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 83,581

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	78.04	167,162	1988	1988	0	0	50.00	50.00												
			Heated Area: 2040			HX Base Yr																	
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>30 30</p> <p>BAS</p> <p>68 68</p> <p>CAN</p> <p>5 5</p> </div>																							
<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></td> <td>04/09/2024</td> <td>MLU</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			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	367,447		
TOTAL MARKET OB/XF VALUE	47,446		
TOTAL LAND VALUE - MARKET	400,047		
TOTAL MARKET VALUE	814,940		
SOH/AGL Deduction	0		
ASSESSED VALUE	814,940		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	814,940		
TOTAL JUST VALUE	814,940		
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	Q	I	01	825,000
GRANTOR: FABRIC ART SHOP LLC						
GRANTEE: LAKE CITY WEM LLC						
1239/0765	8/01/2012	WD U	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
1	0166	CONC, PAVMT	0	0	20	72	1,440.00	UT	2.00	2.00	100
2	0260	PAVEMENT-A	0	0	0	0	27,416.00	UT	1.60	1.60	100
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
47,446											
4134 W US HIGHWAY 90 , LAKE CITY											

BUILDING NOTES											

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

LAND DESCRIPTION																								
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	0.85	10.00	8.50	399,993							
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							

