

COMM INTERS OF W LINE OF SW1/4 O
N R/W CR-252, RUN N 63 DEG E ALO
TO PT OF A CURVE, NE'LY ALONG CU

XPRESS CAR WASH LLC
2800 S OCEAN BLVD #132
BOCA RATON, FL 33432

2026

34-3S-16-02491-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Quality	04	04	
DOR CODE	2664	CAR WASH	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,088	100	
BAS	1,768	100	
TOTALS	2,856		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	AUTO CARWS	0%	0										Heated Area: 2856	HX Base Yr

26

16

26

16

68

68

68

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		54,296	
TOTAL MARKET OB/XF VALUE		7,076	
TOTAL LAND VALUE - MARKET		252,435	
TOTAL MARKET VALUE		313,807	
SOH/AGL Deduction		0	
ASSESSED VALUE		313,807	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		313,807	
TOTAL JUST VALUE		313,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20472	COMMERCIAL	1,268	03/04/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/2407	5/31/2013	WD	Q	I	01	230,000
GRANTOR: ACCURATE HOLDINGS LLC						
GRANTEE: XPRESS CAR WASH LLC						
0968/1052	11/22/2002	WD	Q	I		142,300
GRANTOR: CECELIA GRAHAM						
GRANTEE: ACCURATE HOLDINGS L						

EXTRA FEATURES		4114 W US HIGHWAY 90 , LAKE CITY															
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	0	0	1,740.00	UT	2.00	2.00	50	2003	2003	3	50	1,740	
2	0260	PAVEMENT-A	0	0	0	0	10,672.00	UT	1.00	1.00	50	2003	2003	3	50	5,336	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 S68 E26 N68 \$	
BAS=[ORIG=0,0] S68 E16 N68 W16 \$	

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	2664	C	CAR WASH	0		00	0.00	0.00	38,246.00	SF		1.00	1.00	0.60	11.00	6.60	252,424							
2	9601	C	RETENTION AR	0			0.00	0.00	0.06	AC		1.00	1.00	1.00	175.00	175.00	11							