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 #14C
BOCA RATON, FL 33432

2027

34-3S-16-02491-004

BUILDING CHARACTERISTICS

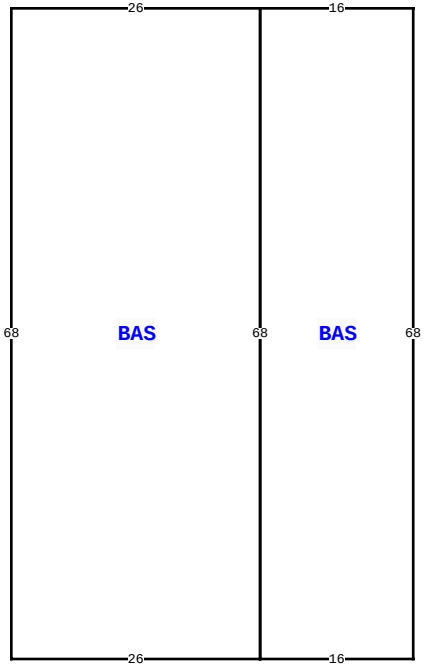
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		15 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	20,684
BAS	1,768	100		1,768	33,612
TOTALS	2,856			2,856	54,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6466	04	2,856	43.7411	35.87	102,445	2003	2003	0	0	20	27.00	53.00

1 AUTO CARWS 0% - 0 Heated Area: 2856 HX Base Yr



4114 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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	313,807

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: CECEILIA GRAHAM						
GRANTEE: ACCURATE HOLDINGS L						

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 7,076

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	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							

REVIEW DATE 03/18/2026 BY ME Total Acres: 0.94 Total Land Value: 252,435 Market: 0 Agricultural: 0 Common: 252,435 PRINTED 11/16/2026 BY SYS