BEG E LINE OF SE1/4 OF SE1/4 AT S R/W US-90, RUN W ALONG R/W 125 FT, E 125 FT, N 125 FT TO POB EX

MIDDLETON J SCOTT/ROSENFELD JOEL
PO BOX 1881
LAKE CITY, FL 32056-1881

2027

34-3S-16-02494-000

BUILDING CHARACTERISTICS

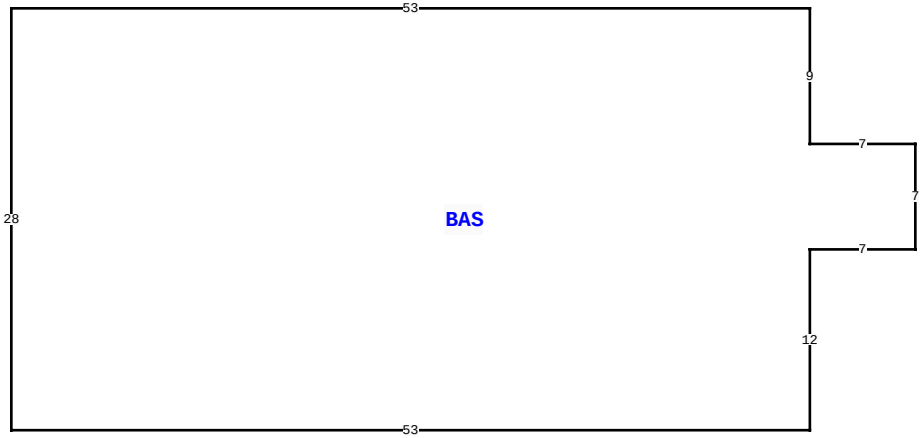
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 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	1,533	100		1,533	63,143
TOTALS	1,533			1,533	63,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,533	117.0120	74.89	114,806	1967	1995	0	0	0	45.00	55.00

1 STORE RETL 0% - 0 Heated Area: 1533 HX Base Yr



3718 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
3	0166	CONC,PAVMT	0	0	0	0	2,299.00	UT	1.50	1.50	100	1999	1999	3	100	3,449	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	63,143
TOTAL MARKET OB/XF VALUE	14,449
TOTAL LAND VALUE - MARKET	214,844
TOTAL MARKET VALUE	292,436
SOH/AGL Deduction	0
ASSESSED VALUE	292,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,436
TOTAL JUST VALUE	292,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044750	Roof Replacement	22,790	06/22/2022
1444	ADDN COMM	113	01/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/0133	4/01/1998	WD	Q	I		170,000
GRANTOR: G W HUNTER						
GRANTEE: J SCOTT MIDDLETON &						
0801/0758	12/29/1994	WD	Q	I	03	96,900
GRANTOR: ELGA B & TERRY L HUNT						
GRANTEE: G W HUNTER INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S28 E53 N12 E7 N7 W7 N9$.

LAND DESCRIPTION

TOTAL OB/XF 14,449

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		CHI	125.00	120.00	15,625.00	SF		1.00	1.00	1.25	11.00	13.75	214,844							

REVIEW DATE 03/19/2026 BY JB Total Acres: 0.36 Total Land Value: 214,844 Market: 0 Agricultural: 0 Common: 214,844 PRINTED 11/16/2026 BY SYS