COMM 1534.5 FT S OF NE COR OF
SEC ON S R/W OF SAL RR, RUN W
ALONG RR 373.6 FT FOR POB, RUN

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2027

34-3S-17-06875-001

BUILDING CHARACTERISTICS

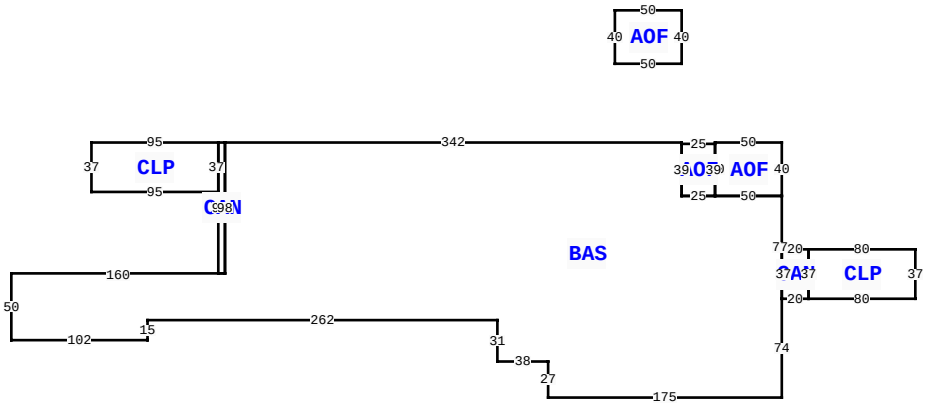
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	975	150		1,462	9,573
AOF	2,000	150		3,000	19,643
AOF	2,000	150		3,000	19,643
BAS	70,919	100		70,919	464,342
CAN	490	30		147	963
CAN	740	30		222	1,454
CLP	2,960	60		1,776	11,628
CLP	3,515	60		2,109	13,809
TOTALS	83,599			82,635	541,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	82,635	68.9130	26.19	2,164,211	1972	1972	0	0	25	50.00	25.00

1 WAREH STOR 0% - 2021 Heated Area: 75894 HX Base Yr



2753 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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	0294	SHED WOOD/	0	0	24	80	1.00	UT	3,750.00	3,750.00	100	1993	1993	3	100	3,750	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00	100.00	100	1993	1993	3	100	100	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,250.00	6,250.00	100	1993	1993	3	100	6,250	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	4,400.00	4,400.00	100	1993	1993	3	100	4,400	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
6	0140	CLFENCE 6	0	0	0	0	215.00	UT	3.80	3.80	100	1993	1993	3	100	817	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	634,521
TOTAL MARKET OB/XF VALUE	16,317
TOTAL LAND VALUE - MARKET	238,160
TOTAL MARKET VALUE	888,998
SOH/AGL Deduction	0
ASSESSED VALUE	888,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	888,998
TOTAL JUST VALUE	888,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	888,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0430	10/16/2020	WD	Q	I	01	850,000
GRANTOR: DIXIE BUILDING LLC						
GRANTEE: COLUMBIA CONSOLIDAT						
1283/1398	10/11/2014	WD	U	I	11	0
GRANTOR: ANNESA DENUNE						
GRANTEE: DIXIE BUILDING, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N1 W342 CAN= W5 CLP= W95 S37 E95 N37$ S98 E5 N98$ S98 W160 S50 E102 N15 E262 S31 E38 S27 E175 N74 CAN= E20 CLP= E80 N37 W80 S37$ N37 W20 S37$ N77 AOF= N40 W50 S40 E50$ W50 AOF= N39 W25 S39 E25$ W25 N39$ PTR= N60 AOF= N40 W50 S40 E50$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 16,317

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	4800	C	WAREHOUSE	0		CG	0.00	0.00	9.59	AC		1.00	1.00	1.20	20,000.00	24,000.00	230,160							
2	9100	C	UTILITY	0			50.00	73.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 03/13/2026 BY JB Total Acres: 9.67 Total Land Value: 238,160 Market: 0 Agricultural: 0 Common: 238,160 PRINTED 11/16/2026 BY SYS

COMM 1534.5 FT S OF NE COR OF
SEC ON S R/W OF SAL RR, RUN W
ALONG RR 373.6 FT FOR POB, RUN

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2027

34-3S-17-06875-001

BUILDING CHARACTERISTICS

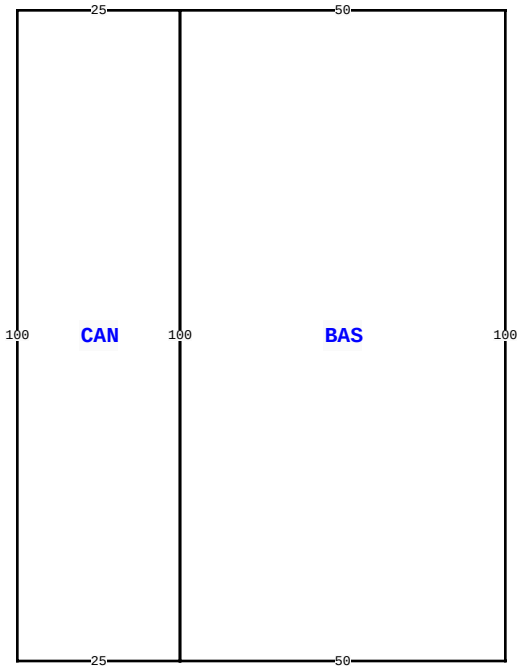
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	45,500
CAN	2,500	30		750	6,825
TOTALS	7,500			5,750	52,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	5,750	68.4216	26.00	149,500	1987	1987	0	0	15	50.00	35.00

2 WAREH STOR 0% - 2021 Heated Area: 5000 HX Base Yr



2753 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	634,521
TOTAL MARKET OB/XF VALUE	16,317
TOTAL LAND VALUE - MARKET	238,160
TOTAL MARKET VALUE	888,998
SOH/AGL Deduction	0
ASSESSED VALUE	888,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	888,998
TOTAL JUST VALUE	888,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	888,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0430	10/16/2020	WD	Q	I	01	850,000
GRANTOR: DIXIE BUILDING LLC						
GRANTEE: COLUMBIA CONSOLIDAT						
1283/1398	10/11/2014	WD	U	I	11	0
GRANTOR: ANNESA DENUNE						
GRANTEE: DIXIE BUILDING, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 CAN= W25 S100 E25 N100$ S100 E50 N100$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/13/2026 BY JB Total Acres: 9.67 Total Land Value: 238,160 Market: 0 Agricultural: 0 Common: 238,160 PRINTED 11/16/2026 BY SYS

COMM 1534.5 FT S OF NE COR OF
SEC ON S R/W OF SAL RR, RUN W
ALONG RR 373.6 FT FOR POB, RUN

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2027

34-3S-17-06875-001

BUILDING CHARACTERISTICS

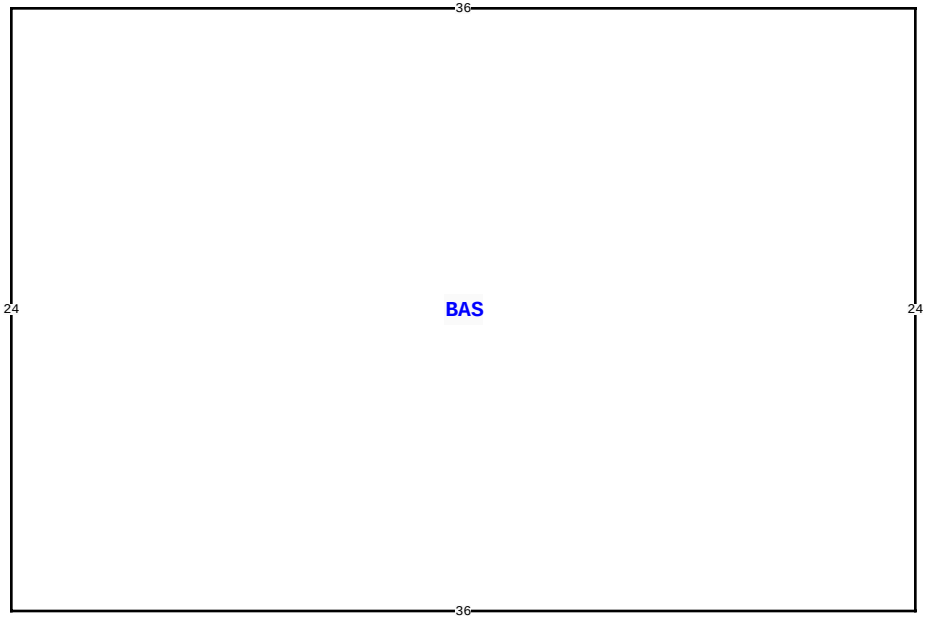
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	09	WALL UNIT 100
Heating Type	09	ENG F AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	41,143
TOTALS	864			864	41,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	864	128.5200	73.26	63,297	1999	1999	0	0	0	35.00	65.00

4 EXCEP STOR 0% - 2021 Heated Area: 864 HX Base Yr



2753 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	634,521
TOTAL MARKET OB/XF VALUE	16,317
TOTAL LAND VALUE - MARKET	238,160
TOTAL MARKET VALUE	888,998
SOH/AGL Deduction	0
ASSESSED VALUE	888,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	888,998
TOTAL JUST VALUE	888,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	888,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0430	10/16/2020	WD	Q	I	01	850,000
GRANTOR: DIXIE BUILDING LLC						
GRANTEE: COLUMBIA CONSOLIDAT						
1283/1398	10/11/2014	WD	U	I	11	0
GRANTOR: ANNESA DENUNE						
GRANTEE: DIXIE BUILDING, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/13/2026 BY JB Total Acres: 9.67 Total Land Value: 238,160 Market: 0 Agricultural: 0 Common: 238,160 PRINTED 11/16/2026 BY SYS