PART OF LOTS 3 & 4 & LOTS 5,6, 7 IN LOT 8 AS LIES NORTH US-90, BL CLUB ESTATES S/D DESC AS FOLLOWS

PNJP LLC
3144 W US HIGHWAY 90
LAKE CITY, FL 32025

2027

34-3S-17-07078-000

BUILDING CHARACTERISTICS

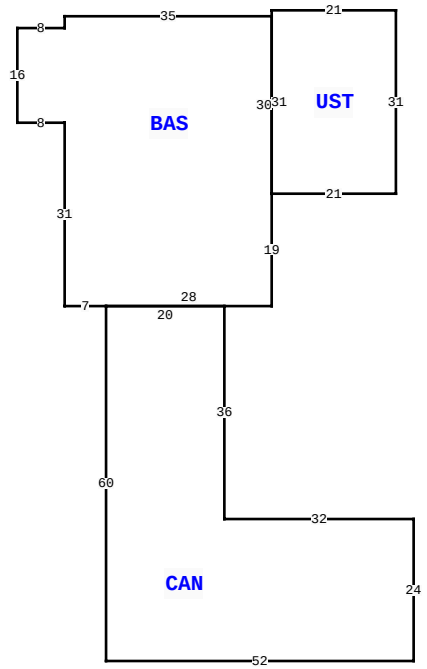
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100		1,843	63,805
CAN	1,968	30		590	20,426
UST	651	40		260	9,001
TOTALS	4,462			2,693	93,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,693	91.1040	69.24	186,463	1945	1970	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 1843 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1889 E DUVAL ST, LAKE CITY

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	1993	1993	3	100	1,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,232
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	51,953
TOTAL MARKET VALUE	146,685
SOH/AGL Deduction	0
ASSESSED VALUE	146,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,685
TOTAL JUST VALUE	146,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046072	Electrical Servic	2,000	12/09/2022
30771	MAINT/ALTR	40	02/07/2013
29231	ADDN COMM	162	03/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0911	9/20/2018	WD	U	I	37	550,000
GRANTOR: OMI OF LAKE CITY LLC						
GRANTEE: PNJP LLC						
1175/1686	6/18/2009	QC	U	I	11	100
GRANTOR: THE KINJAC CORP						
GRANTEE: OMI OF LAKE CITY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S2 W8 S16 E8 S31 E7 CAN= S60 E52 N24 W32 N36 W20$ E28 N19 UST= E21 N31 W21 S31$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1410	C	CONV STORE	0		CI	125.00	175.00	21,875.00	SF		1.00	1.00	0.95	2.50	2.38	51,953							

REVIEW DATE 06/02/2023 BY mark Total Acres: 0.50 Total Land Value: 51,953 Market: 0 Agricultural: 0 Common: 51,953 PRINTED 11/17/2026 BY SYS