

COMM NW COR OF SEC, RUN S 3204.4  
 FT, S 210 FT, NW 390.88 FT, S 17  
 FT, SE'LY 556.11 FT TO N R/W US-

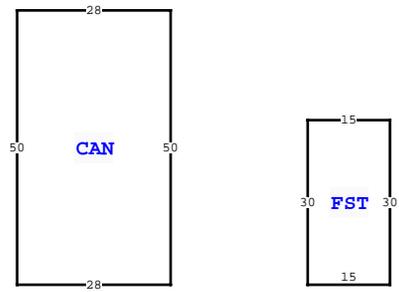
FIRST COAST ENERGY, LLP  
 6867 SOUTH POINT DR N STE 101  
 JACKSONVILLE, FL 32216

**2026**

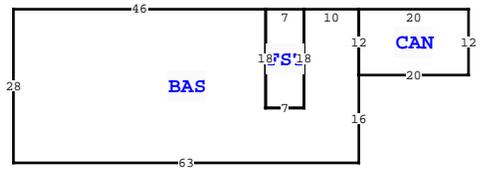
35-3S-16-02534-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	2,418	84.2335	67.39	162,949	1964	1964		0	0	50.00	50.00	
1 NBHD CONVE 0% - 0 Heated Area: 1638 HX Base Yr													



Quality	03	03			
DOR CODE	1126	CONV STORE/GAS			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	35316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	55,193
CAN	240	30		72	2,426
CAN	1,400	30		420	14,152
FST	126	50		63	2,123
FST	450	50		225	7,582
TOTALS	3,854			2,418	81,474



3617 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	330.00	UT	2.00	2.00	100	0	0	3	100	660	
2	0260	PAVEMENT-A	0	0	0	0	17,000.00	UT	1.10	1.10	25	0	0	3	25	4,675	
3	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	50	1993	1993	3	50	1,200	
4	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

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	1200	C	STORE COMB	0		00	150.00	230.00	34,848.00	SF		1.00	1.00	1.00	15.00	15.00	522,720							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	81,474		
TOTAL MARKET OB/XF VALUE	7,535		
TOTAL LAND VALUE - MARKET	522,720		
TOTAL MARKET VALUE	611,729		
SOH/AGL Deduction	0		
ASSESSED VALUE	611,729		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	611,729		
TOTAL JUST VALUE	611,729		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	606,639		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0229	11/05/2014	WD U	V	V	37	240,000
GRANTOR: INN OF LAKE CITY INC						
GRANTEE: FIRST COAST ENERGY						
0837/1114	3/27/1997	WD U	I	09		183,600
GRANTOR: SHELL OIL CO						
GRANTEE: FIRST COAST ENERGY						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W46 S28 E63 N16 CAN= E20 N12 W20 S12\$ N12 W10 FST= W7 S18 E7 N18\$ S18 W7 N18\$ PTR=N40 CAN= N50 W28 S50 E28\$ S40\$ PTR=N40 E40 FST= N30 W15 S30 E15\$ S40 W40\$.													