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

2027

35-3S-16-02534-000

BUILDING CHARACTERISTICS

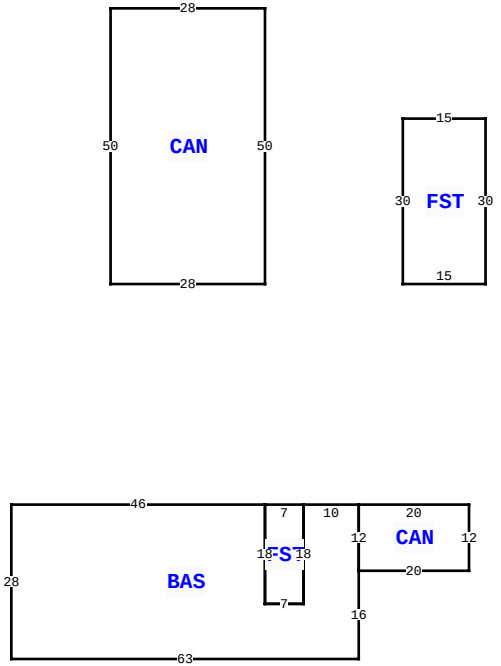
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
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	52,433
CAN	240	30		72	2,305
CAN	1,400	30		420	13,444
FST	126	50		63	2,017
FST	450	50		225	7,203
TOTALS	3,854			2,418	77,400

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	64.02	154,800	1964	1964	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 1638 HX Base Yr



3617 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,400
TOTAL MARKET OB/XF VALUE	7,535
TOTAL LAND VALUE - MARKET	557,568
TOTAL MARKET VALUE	642,503
SOH/AGL Deduction	0
ASSESSED VALUE	642,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	642,503
TOTAL JUST VALUE	642,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	642,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0229	11/05/2014	WD	U	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$.

LAND DESCRIPTION

TOTAL OB/XF 7,535

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	1200	C	STORE COMB	0		00	150.00	230.00	34,848.00	SF		1.00	1.00	1.00	16.00	16.00	557,568							

REVIEW DATE 03/19/2026 BY JB Total Acres: 0.80 Total Land Value: 557,568 Market: 0 Agricultural: 0 Common: 557,568 PRINTED 11/17/2026 BY SYS