COMM INTERS W LINE OF SW1/4 & S
ALONG R/W 566.69 FT FOR POB, RUN
178.14 FT, SE 30 FT, N 103.10 FT

US 90 WEST LLC
538 SW CORPORATED DR
LAKE CITY, FL 32024

2026

35-3S-16-02541-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

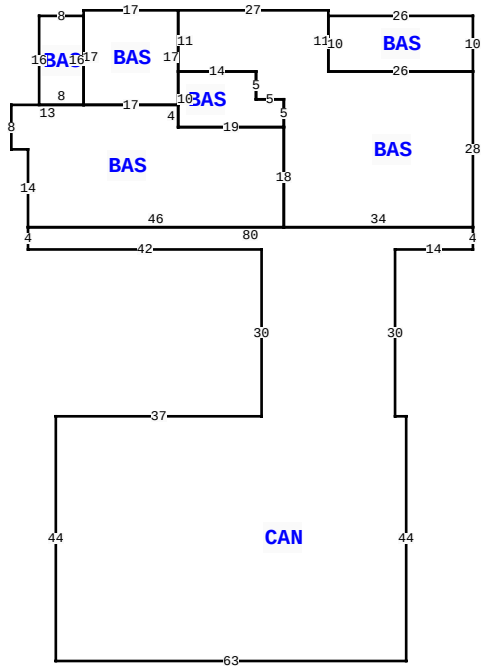
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
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	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	10,711
BAS	165	100		165	13,808
BAS	260	100		260	21,758
BAS	289	100		289	24,185
BAS	960	100		960	80,336
BAS	1,274	100		1,274	106,613
CAN	3,812	30		1,144	95,734
TOTALS	6,888			4,220	353,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,220	135.8467	108.68	458,630	1996	2005	0	0	0	23.00	77.00

1 NBHD CONVE 0% - 2026 Heated Area: 3076 HX Base Yr



3586 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	353,145
TOTAL MARKET OB/XF VALUE	29,413
TOTAL LAND VALUE - MARKET	360,278
TOTAL MARKET VALUE	742,836
SOH/AGL Deduction	0
ASSESSED VALUE	742,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,836
TOTAL JUST VALUE	742,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	729,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2353	REMODEL	165	10/11/2011
1510	MAINT/ALTR	739	12/28/2009
648	COMMERCIAL	578	02/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/1587	1/16/2025	WD	U	I	35	1,300,000

GRANTOR: KIRBY OIL CO
GRANTEE: US 90 WEST LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= W17 S17 E17 N17$ S11 BAS= S10 E19 N5 W5 N5 W14$ E14 S5 E5 S5 BAS= W19N4 W17 BAS= N16 W8 S16 E8$ W13 S8 E3 S14 CAN= S4 E42 S30W37 S44 E63 N44 W2 N30 E14 N4 W80$ E46 N18 $ S18 E34 N28 BAS= N10 W26 S10 E26$ W26 N11$.

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	12,000.00	12,000.00	100	1996	1996	3	100	12,000	
2	0260	PAVEMENT-A	0	0	0	0	8,359.00	UT	0.90	0.90	100	1996	1996	3	100	7,523	
3	0166	CONC,PAVMT	0	0	0	0	6,260.00	UT	1.50	1.50	100	1996	1996	3	100	9,390	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 29,413

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		CG	119.00	160.00	21,835.00	SF		1.00	1.00	1.10	15.00	16.50	360,278							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.50 Total Land Value: 360,278 Market: 0 Agricultural: 0 Common: 360,278 PRINTED 05/08/2026 BY SYS