BEG AT A PT ON N R/W US-90,
330 FT W OF E LINE OF W1/2 OF
SEC, RUN W'LY 198.31 FT FOR

ECM-BG2-LAKE CITY,FL-1-UT LLC
4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633

2026

35-3S-16-02549-000

BUILDING CHARACTERISTICS

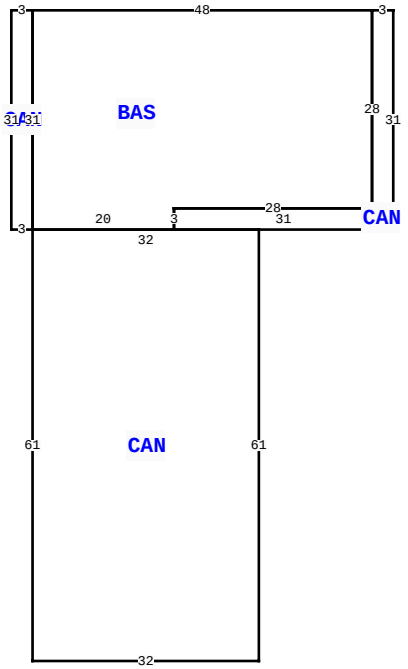
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
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	1,404	100		1,404	109,901
CAN	93	30		28	2,192
CAN	177	30		53	4,149
CAN	1,952	30		586	45,871
TOTALS	3,626			2,071	162,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,071	119.7630	91.02	188,502	1964	2010	0	0	0	14.00	86.00

1 NBHD CONVE 0% - 2021 Heated Area: 1404 HX Base Yr



3317 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	6,900.00	6,900.00	50	0	0	3	50	3,450	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	2000	2000	3	100	2,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,112
TOTAL MARKET OB/XF VALUE	15,950
TOTAL LAND VALUE - MARKET	927,443
TOTAL MARKET VALUE	1,105,505
SOH/AGL Deduction	0
ASSESSED VALUE	1,105,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,105,505
TOTAL JUST VALUE	1,105,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,077,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27478	MAINT/ALTR	545	11/10/2008
27479	MAINT/ALTR	0	11/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1173	2/12/2020	WD	U	I	37	2,015,200
GRANTOR: BOCA GAS COMPANY HOLD						
GRANTEE: ECM-BG2-LAKE CITY,						
1406/0708	2/11/2020	WD	U	I	37	1,520,000
GRANTOR: FIRST COAST ENERGY LL						
GRANTEE: BOCA GAS COMPANY HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 CAN= W3 S31 E3 N31$S31 CAN= S61 E32 N61 W32$ E20CAN= E31 N31 W3 S28 W28 S3$ N3 E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 15,950

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		CHI	250.00	175.00	39,976.00	SF		1.00	1.00	1.45	16.00	23.20	927,443							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.92 Total Land Value: 927,443 Market: 0 Agricultural: 0 Common: 927,443 PRINTED 06/19/2026 BY SYS