

COMM AT INTERS OF N R/W US-90
 AT A PT 330 FT W OF E LINE OF
 W1/2 OF SEC AS MEASURED ALONG

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

2026

35-3S-16-02549-001


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,323 TOTAL MARKET VALUE 1,323 SOH/AGL Deduction 0 ASSESSED VALUE 1,323 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,323 TOTAL JUST VALUE 1,323 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,323										
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM DESCRIPTION AMT ISSUED											
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											SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1406/1173 2/12/2020 WD U V 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											
TOTALS																BUILDING NOTES BUILDING DIMENSIONS											
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												
																	LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV 1 1000 C VACANT COMME 0 30.00 50.00 0.03 AC 1.00 1.00 1.40 31,500.00 44,100.00 1,323										
TOTAL OB/XF 0																											
REVIEW DATE 07/12/2023 BY JB Total Acres: 0.03 Total Land Value: 1,323 Market: 0 Agricultural: 0 Common: 1,323 PRINTED 05/08/2026 BY SYS																											