BEG AT A PT ON N R/W US-90
160 FT W OF E LINE OF SE1/4
OF SW1/4, RUN W ALONG R/W

STATE OF FLORIDA D O T
1109 SOUTH MARION ST
LAKE CITY, FL 32025-5874

2026

35-3S-16-02554-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	TIITF IMP	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

135 NW COMMERCE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		2,862,304
TOTAL MARKET VALUE		2,874,304
SOH/AGL Deduction		425,423
ASSESSED VALUE		2,448,881
TOTAL EXEMPTION VALUE	05	2,448,881
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,874,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,753,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0000/0000	10/28/1996	N/A	Q	I	01	650,000

GRANTOR: KRYSTAL COMPANY INC

GRANTEE: DEPARTMENT OF TRANS

BUILDING NOTES

BUILDING DIMENSIONS

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	0.00	0.00	100	2017	2017	3	100	1,500	
2	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	7,500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	8700	C	STATE	0		CHI	236.00	220.00	77,880.00	SF		1.00	1.00	1.45	16.00	23.20	1,806,816							
2	8700	C	STATE	0		CHI	0.00	0.00	65,968.00	SF		1.00	1.00	1.00	16.00	16.00	1,055,488							

REVIEW DATE 03/09/2026 BY JB Total Acres: 3.30 Total Land Value: 2,862,304 Market: 0 Agricultural: 0 Common: 2,862,304 PRINTED 06/19/2026 BY SYS