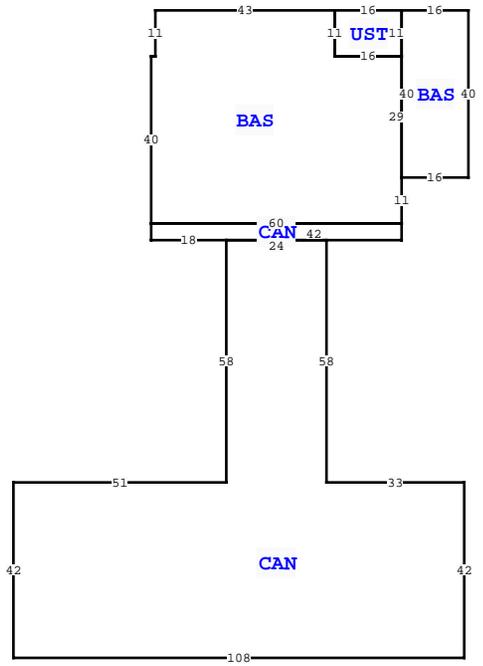


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		4	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
BAS	640	100	
BAS	2,873	100	
CAN	240	30	
CAN	5,928	30	
UST	176	40	
TOTALS	9,857		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	NBHD CONVE	0%	- 2025								
Heated Area: 3513						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		338,439	
TOTAL MARKET OB/XF VALUE		20,743	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		959,182	
SOH/AGL Deduction		0	
ASSESSED VALUE		959,182	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		959,182	
TOTAL JUST VALUE		959,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		947,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32104	ADDN COMM	531	07/07/2014
18483	COMMERCIAL	1,429	07/06/2001
15469	ADDN COMM	125	05/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1115	12/31/2024	WD	U	I	35	2,200,000
GRANTOR: CHARLES WALK OF LAKE						
GRANTEE: DAVIS & DAVIS ENTER						
0927/2296	5/31/2001	WD	Q	I	01	100
GRANTOR: R H DAVIS OIL CO INC						
GRANTEE: CHARLES WALK OF LAK						

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
1	0260	PAVEMENT-A	0	0	0	0	16,128.00	UT	0.90	0.90	100	2001	2001	3	100	14,515	
2	0164	CONC BIN	0	0	10	13	130.00	UT	7.50	7.50	100	1993	1993	3	100	975	
3	0166	CONC,PAVMT	0	0	0	0	2,926.00	UT	1.50	1.50	100	2001	2001	3	100	4,389	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	9.00	9.00	100	2015	2015	3	100	864	

3221 W US HIGHWAY 90 , LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S11 W1 S40 CAN= S4 E18 CAN= S58 W51 S42 E108 N42 W33 N58 W24\$ E42 N4 W60\$ E60 N11 BAS= E16 N40 W16 S40\$ N29 UST= N11 W16 S11 E16\$ W16 N11\$.	

LAND DESCRIPTION		TOTAL OB/XF															20,743							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	160.00	250.00	40,000.00	SF		1.00	1.00	1.00	15.00	15.00	600,000							