BEG NE COR OF SE1/4 OF SW1/4, RU
N R/W US-90, RUN W ALONG R/W 160
FT, E 160 FT TO E LINE OF NE1/4

DAVIS & DAVIS ENTERPRISES, INC
11907 N STATE ROAD 121
MACCLENNY, FL 32063

2027

35-3S-16-02558-000

BUILDING CHARACTERISTICS

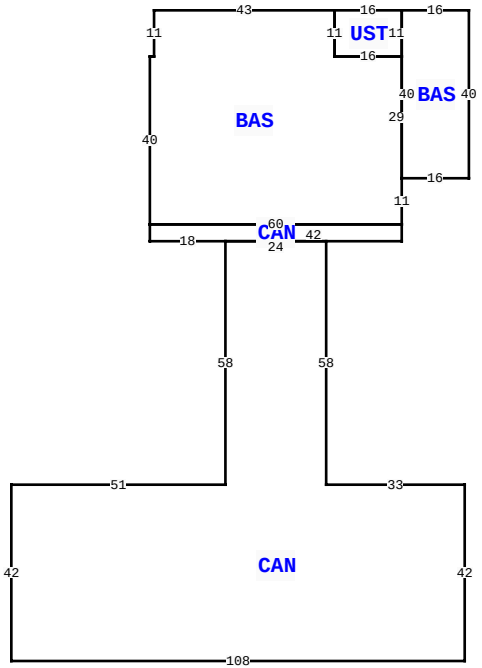
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	37,876
BAS	2,873	100		2,873	170,028
CAN	240	30		72	4,261
CAN	5,928	30		1,778	105,224
UST	176	40		70	4,143
TOTALS	9,857			5,433	321,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	5,433	112.8528	85.77	465,988	2001	2001	0	0	0	31.00	69.00

1 NBHD CONVE 0% - 2025 Heated Area: 3513 HX Base Yr



3221 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,532
TOTAL MARKET OB/XF VALUE	20,743
TOTAL LAND VALUE - MARKET	640,000
TOTAL MARKET VALUE	982,275
SOH/AGL Deduction	0
ASSESSED VALUE	982,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	982,275
TOTAL JUST VALUE	982,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	982,275

LAND:1:1: 0.92 AC.

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						

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

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		00	160.00	250.00	40,000.00	SF		1.00	1.00	1.00	16.00	16.00	640,000							

REVIEW DATE 03/19/2026 BY JB Total Acres: 0.92 Total Land Value: 640,000 Market: 0 Agricultural: 0 Common: 640,000 PRINTED 11/16/2026 BY SYS