COMM AT A PT WHERE E LINE OF LOT INTERSECTS THE N'LY R/W US-90, R 137.11 FT FOR POB, CONT W 191 FT

43899 US HIGHWAY 19 LLC
143 HUDSON STREET, SUITE 5C
NEW YORK, NY 10013

2027

35-3S-16-02573-004

BUILDING CHARACTERISTICS

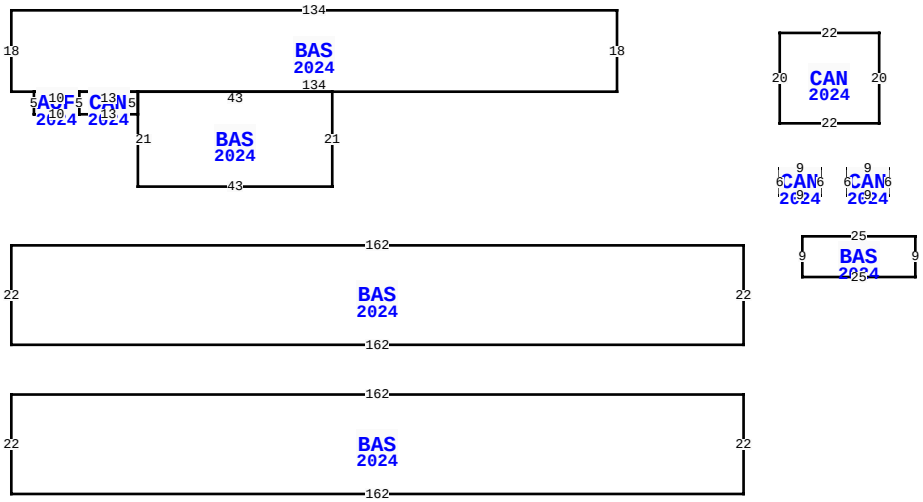
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	08	08
DOR CODE	2664	CAR WASH
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	50	110	2024	55	3,997
BAS	225	100	2024	225	16,350
BAS	903	100	2024	903	65,617
BAS	2,412	100	2024	2,412	175,271
BAS	3,564	100	2024	3,564	258,982
BAS	3,564	100	2024	3,564	258,982
CAN	54	30	2024	16	1,162
CAN	54	30	2024	16	1,162
CAN	65	30	2024	20	1,453
CAN	440	30	2024	132	9,592
TOTALS	11,331			10,907	792,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6466	04	10,907	89.5112	73.40	800,574	2023	2023	0	0	0	1.00	99.00

1 AUTO CARWS 0% - 2024 Heated Area: 10718 HX Base Yr



3039 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	0164	CONC BIN	0	0	15	9	135.00	UT	11.00	11.00	100	2024	2023		100	1,485	
2	0166	CONC,PAVMT	0	0	0	0	24,590.00	UT	3.00	3.00	100	2024	2023		100	73,770	
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2024	2023		100	7,500	
4	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	792,568
TOTAL MARKET OB/XF VALUE	83,755
TOTAL LAND VALUE - MARKET	1,101,184
TOTAL MARKET VALUE	1,977,507
SOH/AGL Deduction	0
ASSESSED VALUE	1,977,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,977,507
TOTAL JUST VALUE	1,977,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,977,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046674	Signs - New or Ex	8,500	03/07/2023
000046673	Signs - New or Ex	15,000	03/07/2023
000045144	New Commercial Co	2,750,000	08/10/2022
452	COMMERCIAL	575	06/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/507	12/29/2022	WD	Q	I	05	5,946,000
GRANTOR: TWAS PROPERTIES LLC						
GRANTEE: 43899 US HIGHWAY 19						
1457/605	1/14/2022	WD	Q	I	05	2,250,000
GRANTOR: JUPITER DEVELOPMENT L						
GRANTEE: TWAS PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-10,57] S22 E162 N22 W162 $
BAS=[YR=2024;ORIG=-10,90] S22 E162 N22 W162 $
BAS=[YR=2024;ORIG=-10,5] S18 E134 N18 W134 $
BAS=[YR=2024;ORIG=18,23] S21 E43 N21 W43 $
CAN=[YR=2024;ORIG=5,23] S5 E13 N5 W13 $
AOF=[YR=2024;ORIG=-5,23] S5 E10 N5 W10 $
CAN=[YR=2024;ORIG=160,10] S20 E22 N20 W22 $
CAN=[YR=2024;ORIG=160,40] S6 E9 N6 W9 $
CAN=[YR=2024;ORIG=175,40] S6 E9 N6 W9 $
BAS=[YR=2024;ORIG=165,55] S9 E25 N9 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 83,755

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	2664	C	CAR WASH	0		CG	0.00	0.00	68,824.00	SF		1.00	1.00	1.00	16.00	16.00	1,101,184							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.58 Total Land Value: 1,101,184 Market: 0 Agricultural: 0 Common: 1,101,184 PRINTED 11/17/2026 BY SYS