

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

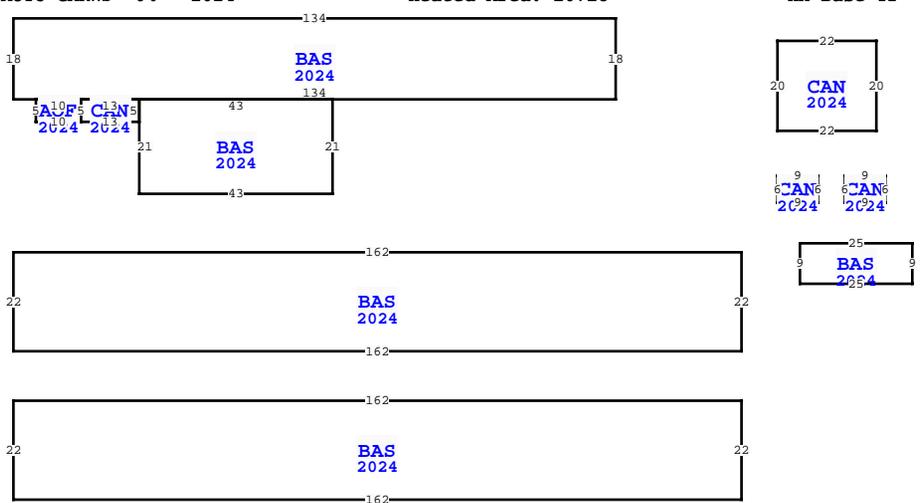
2026

35-3S-16-02573-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	50	
Exterior Wall	28	GLASS	THRM	50	
Roof Structure	10	STEEL	FRME	100	
Roof Cover	14	PREFIN	MT	100	
Interior Wall	01	MINIMUM		100	
Interior Floor	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	4,142
BAS	225	100	2024	225	16,947
BAS	903	100	2024	903	68,013
BAS	2,412	100	2024	2,412	181,670
BAS	3,564	100	2024	3,564	268,438
BAS	3,564	100	2024	3,564	268,438
CAN	54	30	2024	16	1,205
CAN	54	30	2024	16	1,205
CAN	65	30	2024	20	1,507
CAN	440	30	2024	132	9,943
TOTALS	11,331			10,907	821,507

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	AUTO CARWS	0%	- 2024									
Heated Area: 10718												
HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		821,507	
TOTAL MARKET OB/XF VALUE		83,755	
TOTAL LAND VALUE - MARKET		1,032,360	
TOTAL MARKET VALUE		1,937,622	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,937,622	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,937,622	
TOTAL JUST VALUE		1,937,622	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,889,355	

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						

3039 W US HIGHWAY 90 , LAKE CITY

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

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	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	

BUILDING NOTES												
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												
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	2664	C	CAR WASH	0		CG	0.00	0.00	68,824.00	SF		1.00	1.00	1.00	15.00	15.00	1,032,360								