COMM NW COR LOT B BROOKSIDE
S/D, RUN E 195 FT FOR POB, RUN
E 69.49 FT, NE 28.87 FT, E 25

KELLY SYSTEMS INC
3101 WEST US HWY 90, SUITE 201
LAKE CITY, FL 32055

**2026**

**35-3S-16-02574-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

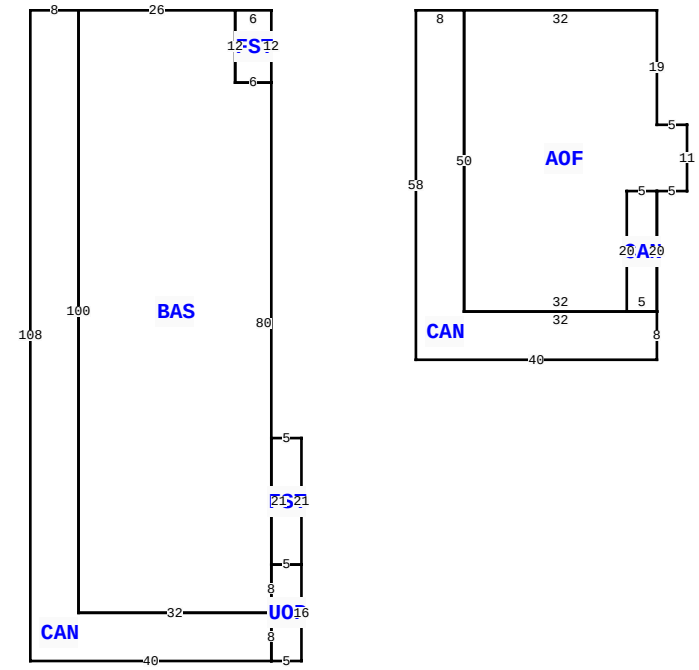
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 13 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 21 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| 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 | 1,655 | 110 | | 1,820 | 55,553 |
| BAS | 3,128 | 100 | | 3,128 | 95,477 |
| CAN | 100 | 30 | | 30 | 916 |
| CAN | 720 | 30 | | 216 | 6,593 |
| CAN | 1,120 | 30 | | 336 | 10,256 |
| FST | 72 | 50 | | 36 | 1,099 |
| FST | 105 | 50 | | 52 | 1,587 |
| UOP | 80 | 20 | | 16 | 488 |
| TOTALS | 6,980 | | | 5,634 | 171,969 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 5,634 | 96.8994 | 67.83 | 382,154 | 1986 | 1990 | 0 | 5 | 0 | 50.00 | 45.00 |

1 STORE RETL 0% - 0 Heated Area: 4783 HX Base Yr




3101 W US HIGHWAY 90 , LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 171,969 |
| TOTAL MARKET OB/XF VALUE | 11,590 |
| TOTAL LAND VALUE - MARKET | 294,030 |
| TOTAL MARKET VALUE | 477,589 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 477,589 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 477,589 |
| TOTAL JUST VALUE | 477,589 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 460,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4036 | MAINT/ALTR | 80 | 12/05/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 CAN= W8 S108 E40 N8W32N100$ S100 E32 UOP= S8 E5 N16 W5 S8$ N8 FST= E5 N21 W5 S21$ N80 FST= N12 W6 S12 E6$ W6N12$ PTR=E70 AOF= W32 CAN= W8 S58 E40 N8 W32 N50$ S50 E32 CAN= W5 N20 E5 S20$ N20 E5 N11 W5 N19$ W70$.

## 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 | 1993 | 1993 | 3 | 100 | 10,750 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 16.00 | UT | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 100 | 240 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,590

| 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 | 1600 | C | SH CTR COM | 0 | | CG | 0.00 | 0.00 | 21,780.00 | SF | | 1.00 | 1.00 | 0.90 | 15.00 | 13.50 | 294,030 | | | | | | | |

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.50 Total Land Value: 294,030 Market: 0 Agricultural: 0 Common: 294,030 PRINTED 05/08/2026 BY SYS