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

2027

35-3S-16-02574-002

BUILDING CHARACTERISTICS

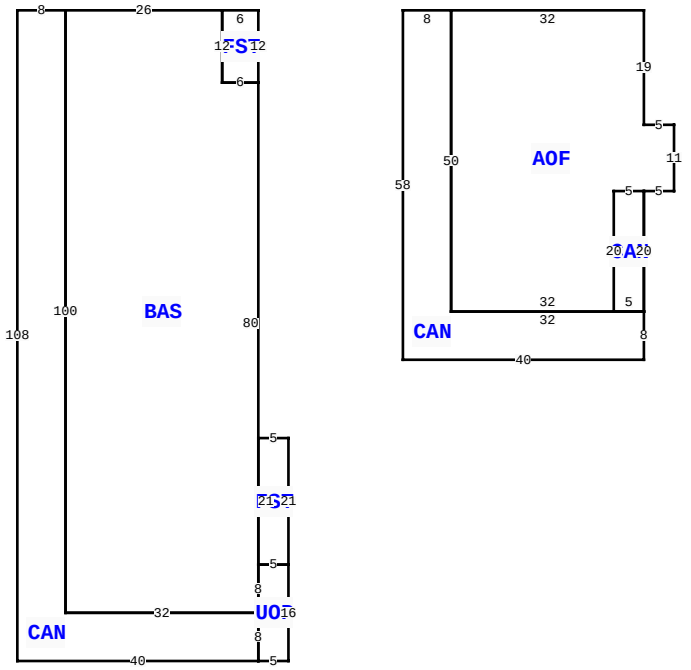
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
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	50,794
BAS	3,128	100		3,128	87,300
CAN	100	30		30	837
CAN	720	30		216	6,028
CAN	1,120	30		336	9,378
FST	72	50		36	1,005
FST	105	50		52	1,451
UOP	80	20		16	446
TOTALS	6,980			5,634	157,239

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	62.02	349,421	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	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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	157,239
TOTAL MARKET OB/XF VALUE	11,590
TOTAL LAND VALUE - MARKET	313,632
TOTAL MARKET VALUE	482,461
SOH/AGL Deduction	0
ASSESSED VALUE	482,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,461
TOTAL JUST VALUE	482,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,461

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$.

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	16.00	14.40	313,632							

REVIEW DATE 03/19/2026 BY JB Total Acres: 0.50 Total Land Value: 313,632 Market: 0 Agricultural: 0 Common: 313,632 PRINTED 11/16/2026 BY SYS