

(AKA PART OF LOT 1 & PART OF LOT 2 LAKE HARRIS FARMS S/D UNIT A DESC AS FOLLOWS):

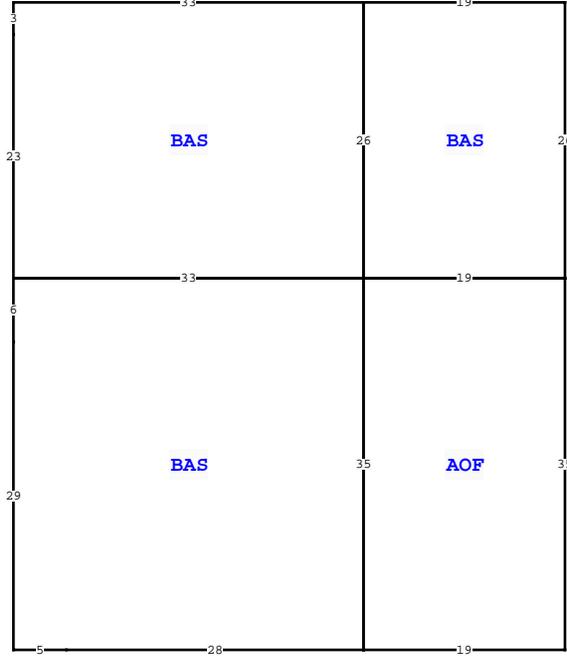
SMART GROWTH-LC VERIZON, LLC  
343 NW COLE TER, SUITE 201  
LAKE CITY, FL 32055

2026

35-3S-16-02577-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 70
Exterior Wall	28 GLASS THRM 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	5 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Quality	05 05
DOR CODE	1100 STORES/1 STORY
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	665 110 732 29,195
BAS	494 100 494 19,703
BAS	858 100 858 34,221
BAS	1,155 100 1,155 46,066
TOTALS	3,172 3,239 129,185

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	0									Heated Area: 3172 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,185
TOTAL MARKET OB/XF VALUE		19,574
TOTAL LAND VALUE - MARKET		492,668
TOTAL MARKET VALUE		641,427
SOH/AGL Deduction		0
ASSESSED VALUE		641,427
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		641,427
TOTAL JUST VALUE		641,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047039	Remodel	219,208	04/21/2023
705	REMODEL	135	04/16/2008
1642	REMODEL	312	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1472	4/06/2018	WD	U	I	30	1,084,000
GRANTOR: MMCB ENTERPRISES LLC						
1226/2361	12/07/2011	WD	U	I	37	825,000
GRANTOR: RICHARD COLE SUCC TRU						
GRANTEE: MMCB ENTERPRISES LL						

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	0166	CONC, PAVMT	0	0	0	0	825.00	UT	1.50	1.50	100	0	0	3	100	1,238	
2	0260	PAVEMENT-A	0	0	0	0	17,596.00	UT	0.90	0.90	100	0	0	3	100	15,836	
3	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	1993	1993	3	100	1,500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W19 BAS= W33 S3 S23 BAS= S6 S29E5 E28 AOF= E19 N35 W19 S35\$ N35 W33\$ E33 N26\$ S26 E19N26\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		00	100.00	255.00	25,265.00	SF		1.00	1.00	1.30	15.00	19.50	492,668							