

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

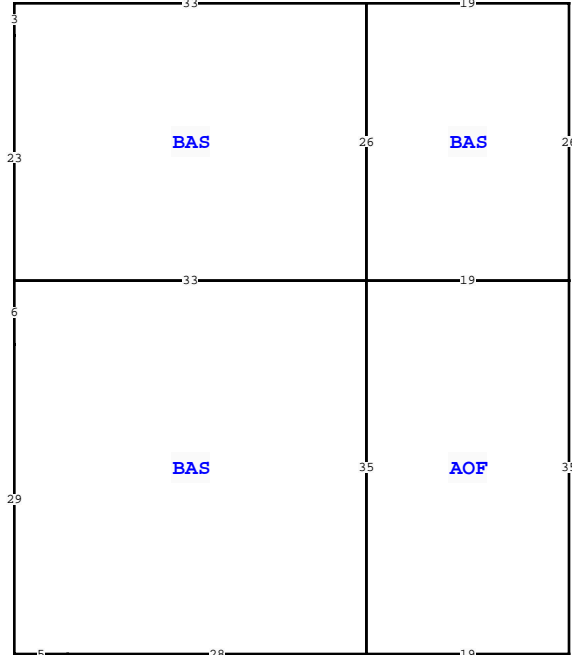
SMART GROWTH-LC VERIZON, LLC  
343 NW COLE TER, SUITE 201  
LAKE CITY, FL 32055

2026

35-3S-16-02577-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
AOF	665	110	
BAS	494	100	
BAS	858	100	
BAS	1,155	100	
TOTALS	3,172		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3500	04	3,239	108.5230	69.45	224,949	1994	1994	0	0	47.50	52.50		
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	118,098	
TOTAL MARKET OB/XF VALUE	19,574	
TOTAL LAND VALUE - MARKET	525,512	
TOTAL MARKET VALUE	663,184	
SOH/AGL Deduction	0	
ASSESSED VALUE	663,184	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	663,184	
TOTAL JUST VALUE	663,184	
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						
GRANTEE: SMART GROWTH-LC VER						
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								
TOTALS														3,172		3,239	118,098							

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	16.00	20.80	525,512							