

(AKA PART OF LOT 1 LAKE HARRIS F UNIT A DESC AS):  
 COMM SE COR OF SEC, NE 673.97 FT

KIRSPLASH, LLC  
 2716 W US HIGHWAY 90  
 LAKE CITY, FL 32055

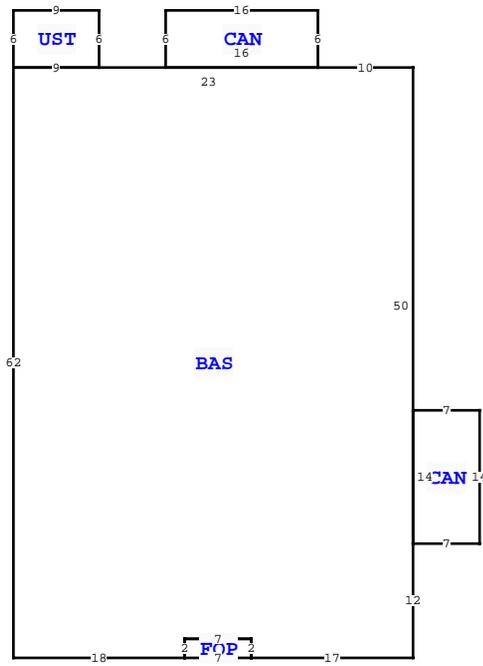
**2026**

35-3S-16-02577-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		4	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
BAS	2,590	100	
CAN	96	30	
CAN	98	30	
FOP	14	30	
UST	54	40	
TOTALS	2,852		

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	73.94	197,716	1986	1995	0	0	45.00	55.00	

Heated Area: 2590 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			108,744
TOTAL MARKET OB/XF VALUE			9,998
TOTAL LAND VALUE - MARKET			337,584
TOTAL MARKET VALUE			456,326
SOH/AGL Deduction			0
ASSESSED VALUE			456,326
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			456,326
TOTAL JUST VALUE			456,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			451,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-092	ADDN COMM	0	03/31/2015
14-0415	MAINT/ALTR	60	11/07/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/0821	1/12/2015	WD U	I	I	30	580,000

GRANTOR: G&W COMMERCIAL PROP (F)  
 GRANTEE: KIRSPLASH, LLC

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W10 W23 W9 S62 E18 N2 E7 S2 E17 N12 N50 \$	
CAN=[ORIG=0,50] E7 N14 W7 S14 \$	
CAN=[ORIG=-10,0] N6 W16 S6 E16 \$	
UST=[ORIG=-33,0] N6 W9 S6 E9 \$	
FOP=[ORIG=-24,62] E7 N2 W7 S2 \$	

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	0253	LIGHTING	0	0	0	1.00	UT	500.00	500.00	100	1993	1993	3	100	500	
2	0260	PAVEMENT-A	0	0	0	9,944.00	UT	1.85	1.85	50	0	0	3	50	9,198	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
TOTAL OB/XF													9,998			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0			0.00	0.00	17,312.00	SF		1.00	1.00	1.30	15.00	19.50	337,584							