(AKA PART OF LOT 1 & PART OF LOT
HARRIS FARMS S/D UNIT A DESC AS
COMM SE COR OF SEC, RUN W 276.56

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

2027

35-3S-16-02577-003

BUILDING CHARACTERISTICS

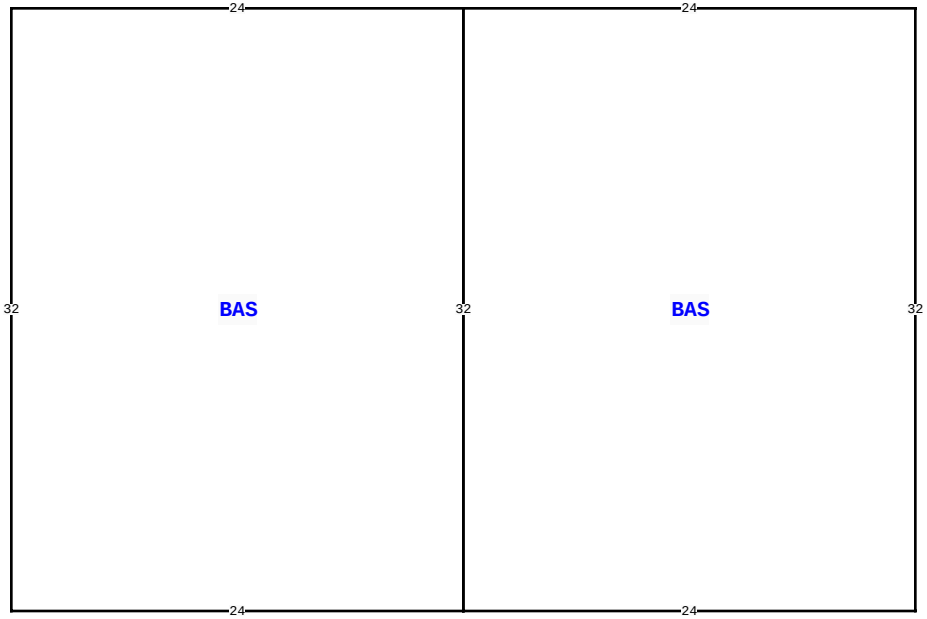
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
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
BAS	768	100		768	31,338
BAS	768	100		768	31,338
TOTALS	1,536			1,536	62,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,536	100.2540	74.19	113,956	1995	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 1536 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,676
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	75,197
TOTAL MARKET VALUE	138,873
SOH/AGL Deduction	0
ASSESSED VALUE	138,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,873
TOTAL JUST VALUE	138,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1081	8/29/2016	WD	Q	I	01	175,000

GRANTOR: G & W COMMERICAL PROP

GRANTEE: KIRSPLASH LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S32 E24 BAS= E24 N32 W24 S32$ N32$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	1700	C	1STORY OFF	0			0.00	0.00	5,222.00	SF		1.00	1.00	0.90	16.00	14.40	75,197							

REVIEW DATE 03/19/2026 BY JB Total Acres: 0.12 Total Land Value: 75,197 Market: 0 Agricultural: 0 Common: 75,197 PRINTED 11/16/2026 BY SYS