(AKA PART OF LOT 1 & PART OF LOT FARMS UNIT A DESC AS FOLLOWS): BEG SE COR SEC, RUN W 276.56 FT,

KIRSCH PROPERTIES LLC
2716 W US HWY 90
LAKE CITY, FL 32055

2026

35-3S-16-02577-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2744 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	340,928
TOTAL MARKET VALUE	342,828
SOH/AGL Deduction	19,292
ASSESSED VALUE	323,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,536
TOTAL JUST VALUE	342,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1259	1/24/2023	WD	Q	I	01	590,000

GRANTOR: BISHOP & TOMPKINS LLC

GRANTEE: KIRSCH PROPERTIES L

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	1001	C	MISC COMMERC	0			0.00	0.00	97,408.00	SF		1.00	1.00	1.00	3.50	3.50	340,928							

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.24 Total Land Value: 340,928 Market: 0 Agricultural: 0 Common: 340,928 PRINTED 06/19/2026 BY SYS