

THE N 350 FT OF THE E 150 FT OF
HARRIS FARMS AS LIES S OF R/W US
ALSO DESC AS FOLLOWS: BEG AT IN

LAKE CITY CENTER LLC
343 NW COLE TER, SUITE 201
LAKE CITY, FL 32055

2026

35-3S-16-02579-003
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		30	100
Frame	02	WOOD FRAME	100
Story Height		14	100
RMS		12	100
Stories	1.	1.	100
Units		4	100
Quality	07	07	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
RSG	1,216	125	
RSG	2,584	125	
RSG	2,623	125	
TOTALS	7,639		9,245

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	SHOP COMTY	0%	0																				
Heated Area: 7639 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/11/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,026,498
TOTAL MARKET OB/XF VALUE			58,507
TOTAL LAND VALUE - MARKET			1,222,826
TOTAL MARKET VALUE			2,307,831
SOH/AGL Deduction			0
ASSESSED VALUE			2,307,831
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,307,831
TOTAL JUST VALUE			2,307,831
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,270,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1189	COMMERCIAL	0	11/15/2016
16-0973	COMMERCIAL	0	10/11/2016
16-0376	COMMERCIAL	0	04/21/2016
16-036	COMMERCIAL	0	01/26/2016
16-047	DEMOLISH	0	01/26/2016
2270	REMODEL	150	08/19/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0468	5/04/2017	WD	U	I	40	3,660,900
GRANTOR: RIMROCK-THOMPSON DEVE						
GRANTEE: LAKE CITY CENTER LL						
1311/1655	3/18/2016	WD	U	V	30	597,900
GRANTOR: PAND-MONI-YUM OF LAKE						
GRANTEE: RIMROCK-THOMPSON DE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	26,092.00	UT	1.60	1.60	100
2	0166	CONC,PAVMT	0	0	0	0	4,810.00	UT	2.00	2.00	100
3	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100

BUILDING NOTES	

BUILDING DIMENSIONS	
RSG=[ORIG=-66,0] W34 S34 W3 S13 E3 S29 E34 N76 \$	
RSG=[ORIG=0,0] W34 S76 E34 N76 \$	
BAS=[ORIG=-34,0] W16 S76 E16 N76 \$	
RSG=[ORIG=-50,0] W16 S76 E16 N76 \$	

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	1610	C	SH CTR NHD	0		CG	150.00	350.00	52,708.00	SF		1.00	1.00	1.45	16.00	23.20	1,222,826							