

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

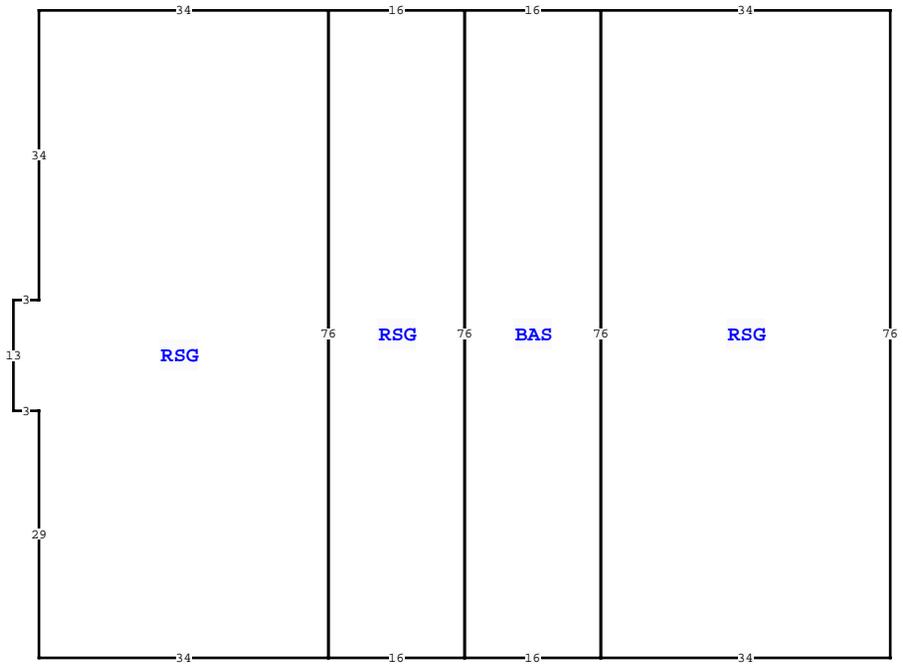
2026

35-3S-16-02579-003



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	138,081
RSG	1,216	125		1,520	172,601
RSG	2,584	125		3,230	366,776
RSG	2,623	125		3,279	372,340
TOTALS	7,639			9,245	1,049,797

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												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		1,049,797	
TOTAL LAND VALUE - MARKET		58,507	
TOTAL MARKET VALUE		1,185,930	
SOH/AGL Deduction		2,294,234	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		2,294,234	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,294,234	
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	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	26,092.00	UT	1.60	1.60	100	2016	2016	3	100	41,747	
2	0166	CONC,PAVMT	0	0	0	0	4,810.00	UT	2.00	2.00	100	2016	2016	3	100	9,620	
3	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100	2016	2016	3	100	2,640	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	4,500	

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

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	1.50	15.00	22.50	1,185,930								