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

2027

35-3S-16-02579-003

BUILDING CHARACTERISTICS

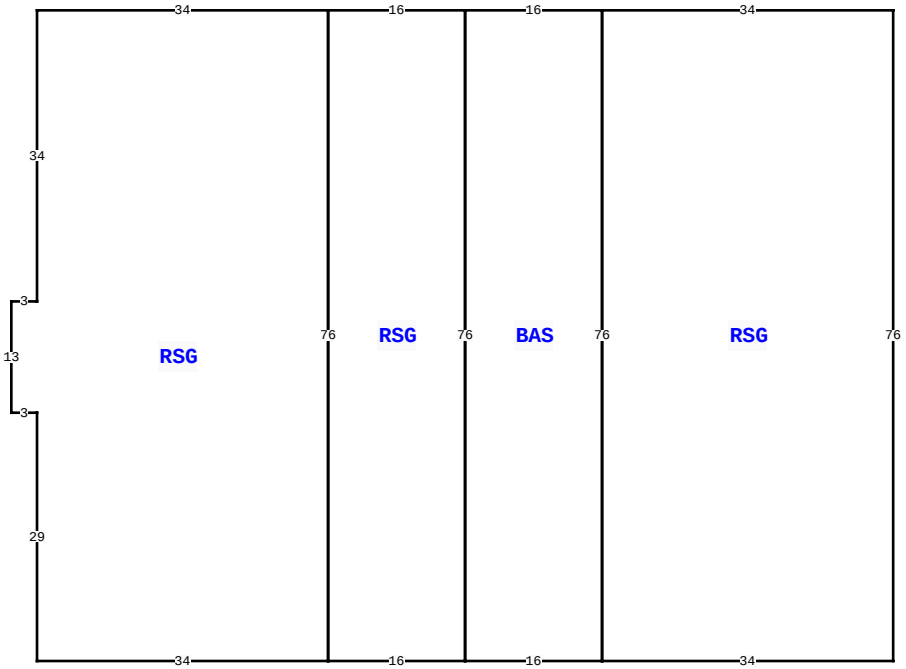
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		30 100
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	135,016
RSG	1,216	125		1,520	168,770
RSG	2,584	125		3,230	358,636
RSG	2,623	125		3,279	364,076
TOTALS	7,639			9,245	1,026,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3900	04	9,245	135.6672	119.39	1,103,761	2016	2016	0	0	0	7.00	93.00

2 SHOP COMTY 0% - 0 Heated Area: 7639 HX Base Yr



2888 W US HIGHWAY 90 , LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	2,307,831

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						

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 58,507

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	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							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.21 Total Land Value: 1,222,826 Market: 0 Agricultural: 0 Common: 1,222,826 PRINTED 11/16/2026 BY SYS