(PART OF THE E1/2 OF LOT 7
LAKE HARRIS FARMS UNIT A):
BEG AT INTERS OF S R/W LINE OF

SMART GROWTH-LAKE CITY LLC
343 NW COLE TER, SUITE 201
LAKE CITY, FL 32055

2026

35-3S-16-02579-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

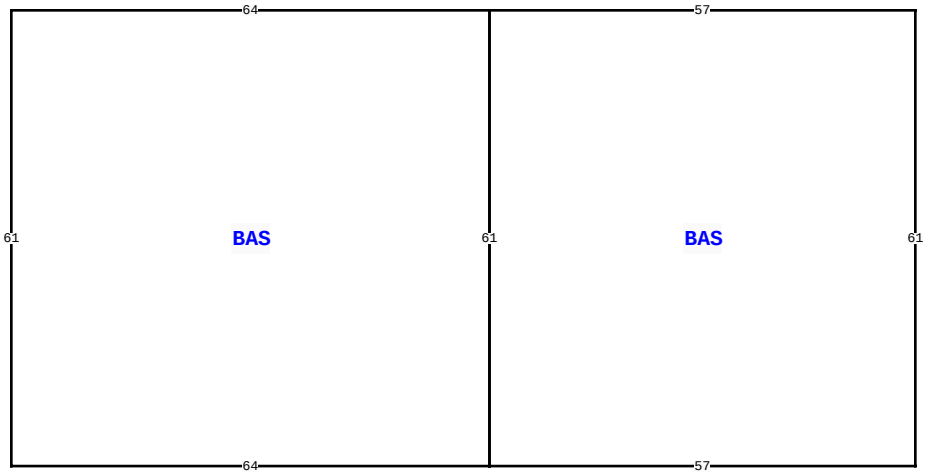
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		46 100
Frame	05	STEEL 100
Story Height		16 100
RMS		36 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
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	3,477	100		3,477	432,344
BAS	3,904	100		3,904	485,439
TOTALS	7,381			7,381	917,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,381	168.4835	138.16	1,019,759	2013	2013	0	0	0	10.00	90.00

1 OFFICE MED 0% - 0 Heated Area: 7381 HX Base Yr



2970 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	917,783
TOTAL MARKET OB/XF VALUE	46,609
TOTAL LAND VALUE - MARKET	642,000
TOTAL MARKET VALUE	1,606,392
SOH/AGL Deduction	0
ASSESSED VALUE	1,606,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,606,392
TOTAL JUST VALUE	1,606,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,571,319

LAND:2:1: BACK PART OF PARCEL LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0128	COMMERCIAL	1,145	04/07/2014
13-408	COMMERCIAL	1,125	09/16/2013
13-0396	COMMERCIAL	1,625	09/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/1388	6/19/2014	WD	Q	I	01	2,509,700
GRANTOR: U S HWY 90 HEARTLAND						
GRANTEE: SMART GROWTH-LAKE C						
1257/2509	7/12/2013	WD	Q	V	03	479,000
GRANTOR: S & G PROPERTIES INC						
GRANTEE: U S HWY 90 HEARTLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 BAS= W64 S61 E64 N61$ S61 E57 N61$.

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	0166	CONC,PAVMT	0	0	0	0	2,398.00	UT	2.00	2.00	100	2013	2013	3	100	4,796	
2	0260	PAVEMENT-A	0	0	102	176	17,952.00	UT	1.60	1.60	100	2013	2013	3	100	28,723	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	6,000	
4	0120	CLFENCE 4	0	0	0	0	320.00	UT	5.50	5.50	100	2013	2013	3	100	1,760	
5	0140	CLFENCE 6	0	0	0	0	44.00	UT	7.50	7.50	100	2013	2013	3	100	330	
6	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 46,609

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	1910	C	MEDIC OFF	0		CG	107.00	400.00	42,800.00	SF		1.00	1.00	1.00	15.00	15.00	642,000							

REVIEW DATE 04/23/2024 BY TP Total Acres: 0.98 Total Land Value: 642,000 Market: 0 Agricultural: 0 Common: 642,000 PRINTED 05/08/2026 BY SYS