

(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

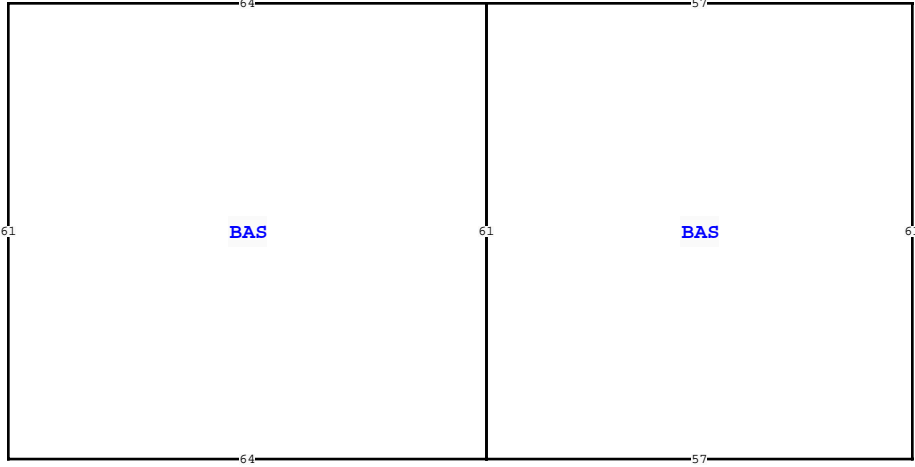
2026

35-3S-16-02579-011



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR	STUC	80	
Exterior Wall	21	STONE		20	
Roof Structure	10	STEEL FRME		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		50	
Interior Floor	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	411,252
BAS	3,904	100		3,904	461,758
TOTALS	7,381			7,381	873,010

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE MED	0%	- 0									
Heated Area: 7381 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		873,010		
TOTAL MARKET OB/XF VALUE		46,609		
TOTAL LAND VALUE - MARKET		684,800		
TOTAL MARKET VALUE		1,604,419		
SOH/AGL Deduction		0		
ASSESSED VALUE		1,604,419		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		1,604,419		
TOTAL JUST VALUE		1,604,419		
NCON VALUE		0		
INCOME VALUE		0		
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						

EXTRA FEATURES		2970 W US HIGHWAY 90 , LAKE CITY															
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	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	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W57 BAS= W64 S61 E64 N61\$ S61 E57 N61\$.												

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	1910	C	MEDIC OFF	0		CG	107.00	400.00	42,800.00	SF		1.00	1.00	1.00	16.00	16.00	684,800								