LOT 8 LAKE HARRIS FARMS S/D OF S
OF SE1/4. (INN & OUT FOOD STORE
& CAMPGROUND) EX 2.24 AC DESC IN

ERA INVESTMENTS LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

2026

35-3S-16-02581-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3010 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	48,470
TOTAL LAND VALUE - MARKET	885,015
TOTAL MARKET VALUE	933,485
SOH/AGL Deduction	0
ASSESSED VALUE	933,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	933,485
TOTAL JUST VALUE	933,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	867,621

PRMT:3:1: POLE BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0055	DEMOLISH	100	01/24/2019
1384	M H	25	10/12/1998
1309	ADDN COMM	187	07/24/1998
1203	ADDN COMM	82	03/31/1998
1146	POOL	150	01/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/2678	6/14/2005	WD	Q	I	02	2,500,000
GRANTOR: BEHRENWALD ENTERPRISE						
GRANTEE: ERA INVESMENTS						
0841/1382	7/01/1997	WD	Q	I	03	600,000
GRANTOR: INN & OUT RV CAMP PAR						
GRANTEE: D & S OF COLUMBIA C						

BUILDING NOTES

BUILDING DIMENSIONS

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	22,735.00	UT	2.00	2.00	100	2025	2024		100	45,470	
2	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 48,470

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	1001	C	MISC COMMERC	0		CG	217.00	0.00	72,473.00	SF		1.00	1.00	0.65	16.00	10.40	753,719							
2	1001	C	MISC COMMERC	0		CG	0.00	0.00	53,590.00	SF		1.00	1.00	0.70	3.50	2.45	131,296							

REVIEW DATE 03/23/2026 BY JB Total Acres: 2.89 Total Land Value: 885,015 Market: 0 Agricultural: 0 Common: 885,015 PRINTED 06/19/2026 BY SYS