

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 | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|--------------|----------------------|--------------|----------------------|-----------|--------|----------|----------------|----------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|----------------------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 48,470 TOTAL LAND VALUE - MARKET 819,151 TOTAL MARKET VALUE 867,621 SOH/AGL Deduction 0 ASSESSED VALUE 867,621 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 867,621 TOTAL JUST VALUE 867,621 NCON VALUE 0 INCOME VALUE 0 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 TYPE Q V RSN SALE Number DATE INST U I CD 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 | | | | | | | | | | | |
| 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 | | | | | | | | | | 3010 W US HIGHWAY 90 , LAKE CITY | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 04/08/2024 MLU INC DATE AG DATE | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| 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 | BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 22,735.00 | UT | 2.00 | 2.00 | 100 | 2025 | 2024 | | 100 | 45,470 | | | | | | | | | | | | | | | | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 2.00 | UT | 1,500.00 | 1,500.00 | 100 | 2025 | 2024 | | 100 | 3,000 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | TOTAL OB/XF 48,470 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | 15.00 | 9.75 | 706,612 | | | | | | | | | | | | | | |
| 2 | 1001 | C | MISC COMMERC | 0 | | CG | 0.00 | 0.00 | 53,590.00 | SF | | 1.00 | 1.00 | 0.70 | 3.00 | 2.10 | 112,539 | | | | | | | | | | | | | | |
| REVIEW DATE 04/08/2024 BY MLU Total Acres: 2.89 Total Land Value: 819,151 Market: 0 Agricultural: 0 Common: 819,151 PRINTED 05/05/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |