

COMM SE COR OF LOT 9, RUN
N 8 DG E 506.22 FT FOR POB,
RUN N 81 DG W, 183.41 FT,

LAKE CITY 3072 W US HIGHWAY 90, LLC
250 JOHN KNOX RD, SUITE 6
TALLAHASSEE, FL 32303

2026

35-3S-16-02582-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	21	STONE	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	80
Roof Cover	08	CLAY TILE	20
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		13	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		6	100
Stories	1.	1. 100	
Units		0	100
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	7,878	100	
CAN	96	30	
CAN	112	30	
CAN	150	30	
TOTALS	8,236		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5	RESTAURANT	0%	- 0		Heated Area: 7878					HX Base Yr		
TOTALS	8,236		7,986	791,333								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		791,333	
TOTAL MARKET OB/XF VALUE		128,491	
TOTAL LAND VALUE - MARKET		1,334,894	
TOTAL MARKET VALUE		2,254,718	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,254,718	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,254,718	
TOTAL JUST VALUE		2,254,718	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,233,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
410	DEMOLISH	25	08/20/2012
355	COMMERCIAL	3,207	07/18/2012
356	COMMERCIAL	2,949	07/18/2012
1903	REMODEL	1,200	09/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0106	4/05/2019	WD	U	I	37	2,019,400
GRANTOR: FLORIDA SE, INC						
GRANTEE: LAKE CITY 3072 W US						
1242/0933	9/28/2012	WD	U	V	16	100
GRANTOR: ANILKUMAR D & HEMLATT						
GRANTEE: FLORIDA SE, INC						

EXTRA FEATURES		3072 W US HIGHWAY 90 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 0 0 0
2	0260	PAVEMENT-A	0 0 0 0
3	0253	LIGHTING	0 0 0 0
4	0180	FPLC 1STRY	0 0 0 0
5	0119	MASONRY WA	0 0 68 8
6	0295	SPKLR SYS	0 0 0 0
7	0296	SHED METAL	0 0 0 0

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	5,500.00	UT	2.00	2.00	100	2013	2013	3	100	11,000	
2	0260	PAVEMENT-A	0	0	0	53,230.00	UT	1.60	1.60	100	2013	2013	3	100	85,168	
3	0253	LIGHTING	0	0	0	7.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	10,500	
4	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
5	0119	MASONRY WA	0	0	68	8	UT	6.50	6.50	100	2013	2013	3	100	3,536	
6	0295	SPKLR SYS	0	0	0	0	UT	1.75	1.75	100	2013	2013	3	100	13,787	
7	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	2,500	
TOTAL OB/XF 128,491																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 N10 W59 S10 W11 CAN= W6 S25 E6 N25\$ S25 W9 S26 E9 S22 E6 S12 E17 N5 E11 S8 CAN= S7 E16 N7 W16\$ E16 N16 E33 N3 CAN= E8 N12 W8 S12\$ N12 E8 N6 E1 N51\$.	

LAND DESCRIPTION		TOTAL OB/XF 128,491																						
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	2100	C	RESTAURANT	0		CG	0.00	0.00	98,881.00	SF		1.00	1.00	0.90	15.00	13.50	1,334,894							