

COMM INTERS OF N R/W U S 90 &
E BNDRY OF BROOKSIDE S/D, RUN
SE ALONG R/W 275.03 FT FOR

VILLAGE SQUARE SC LLC
635 SR-100
PALATKA, FL 32177

2026

35-3S-16-02585-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	10	ABOVE AVG.	20
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		41	100
Frame	05	STEEL	100
Story Height		16	100
RMS		0	100
Stories	1.	1.	100
Units		9	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	12,096	100	
CAN	95	30	
CAN	105	30	
CAN	327	30	
CAN	339	30	
CAN	650	30	
TOTALS	13,612		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SHOP COMTY	0%	- 0									
				Heated Area:	12096			HX Base Yr				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			1,746,088
TOTAL MARKET OB/XF VALUE			177,688
TOTAL LAND VALUE - MARKET			1,640,025
TOTAL MARKET VALUE			3,563,801
SOH/AGL Deduction			0
ASSESSED VALUE			3,563,801
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,563,801
TOTAL JUST VALUE			3,563,801
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,612,185
PRCL: 0:1:	DOR 2008 IDS		
PRMT: 2:1:	ELLIONOS		
LAND: 2:1:	(75X250)BY DOT DITCH NEXT TO WAFFLE HOUS		
LAND: 3:1:	LARGE ACREAGE		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0820	REPLACING ROOFS	13,850	10/08/2025
000044074	Remodel	15,000	03/31/2022
000043944	Signs - New or Ex	4,463	03/17/2022
18-0676	REMODEL	884	12/19/2019
16-104	COMMERCIAL	0	01/26/2016
14-0240	ADDN COMM	312	07/28/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0668	9/10/2013	WD Q	Q	I	01	3,600,000
GRANTOR: WESTFIELD GROUP LLLP						
GRANTEE: VILLAGE SQUARE SC L						
1014/1883	5/06/2004	WD U	V		07	1,133,900
GRANTOR: PATRICK REAL AS TRUST						
GRANTEE: WESTFIELD GROUP LLL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	77,994.00	UT	1.50	1.50	100	2005
2	0253	LIGHTING	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	2005
3	0166	CONC, PAVMT	0	0	0	0	1,180.00	UT	2.50	2.50	100	2005
4	0260	PAVEMENT-A	0	0	0	0	21,148.00	UT	1.50	1.50	100	2005
5	0166	CONC, PAVMT	0	0	0	0	2,690.00	UT	2.50	2.50	100	2005
6	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2022
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2022

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			
2915 W US HIGHWAY 90 , LAKE CITY			
04/08/2024 MLU			

BUILDING DIMENSIONS			
BAS= W216 S6 CAN= W13 S50 E13 N50 S50 CAN= S9 E23 N3 E20 N6 W43 E72 CAN= S5 E19 N5 W19 E36 CAN= S5 E21 N5 W21 E63 CAN= S6 E22 S3 E23 N9 W45 E45 N56 S.			

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1610	C	SH CTR NHD	0		00	0.00	0.00	109,335.00	SF		1.00	1.00	1.00	15.00	15.00	1,640,025								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	10	ABOVE AVG.	20
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		14	100
Frame	05	STEEL	100
Story Height		16	100
RMS		0	100
Stories	1.	1.	100
Units		6	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,016	100	
CAN	240	30	
CAN	387	30	
CAN	387	30	
TOTALS	10,030		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
2	SHOP COMTY	0%	- 0											
Heated Area: 9016 HX Base Yr														
2915 W US HIGHWAY 90 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/08/2024 MLU				
				INC DATE					AG DATE					

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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TOTAL MARKET VALUE		3,563,801
SOH/AGL Deduction		0
ASSESSED VALUE		3,563,801
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,563,801
TOTAL JUST VALUE		3,563,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,612,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0209	REMODEL	367	06/04/2014
44	ADDN COMM	1,170	01/17/2012
2019	ADDN COMM	453	01/28/2011
1975	ADDN COMM	205	12/13/2010
23409	COMMERCIAL	150	07/22/2005
23067	COMMERCIAL	400	04/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0668	9/10/2013	WD	Q	I	01	3,600,000
GRANTOR: WESTFIELD GROUP LLLP						
GRANTEE: VILLAGE SQUARE SC L						
1014/1883	5/06/2004	WD	U	V	07	1,133,900
GRANTOR: PATRICK REAL AS TRUST						
GRANTEE: WESTFIELD GROUP LLL						

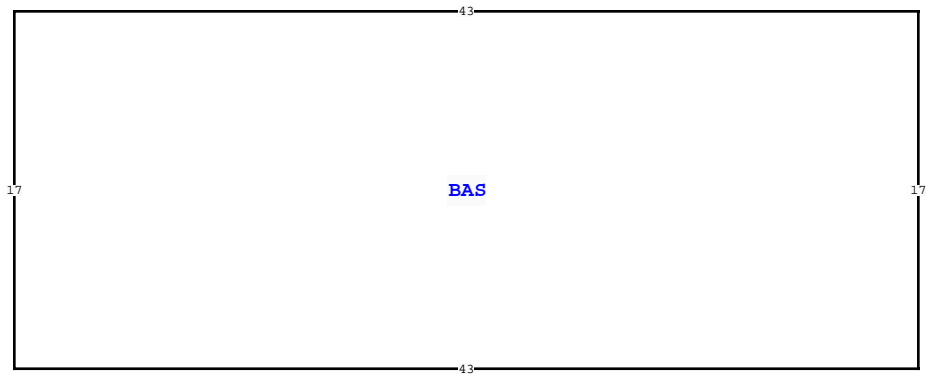
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2915 W US HIGHWAY 90 , LAKE CITY																
TOTALS 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W161 S56 CAN= S10 E24 N3 E21 N7 W45\$ E68 CAN= S10 E24 N10 W24\$ E48 CAN= S7 E21 S3 E24 N10 W45\$ E45 N56\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	731	100	
TOTALS	731		65,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	REST/DRVTHRU	0%	0								
				Heated Area:	731			HX Base Yr			
											
				TOTALS	731			731			65,237

COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	1
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Tax Group: 1		Tax Dist:	
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ASSESSED VALUE			3,563,801
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,563,801
TOTAL JUST VALUE			3,563,801
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,612,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22713	COMMERCIAL	5,188	01/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0668	9/10/2013	WD Q	Q	I	01	3,600,000
GRANTOR: WESTFIELD GROUP LLLP						
1014/1883	5/06/2004	WD U	V	07		1,133,900
GRANTOR: PATRICK REAL AS TRUST						
GRANTEE: WESTFIELD GROUP LLL						

EXTRA FEATURES																						
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						
2915 W US HIGHWAY 90 , LAKE CITY																						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S17 E43 N17\$.	

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