

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

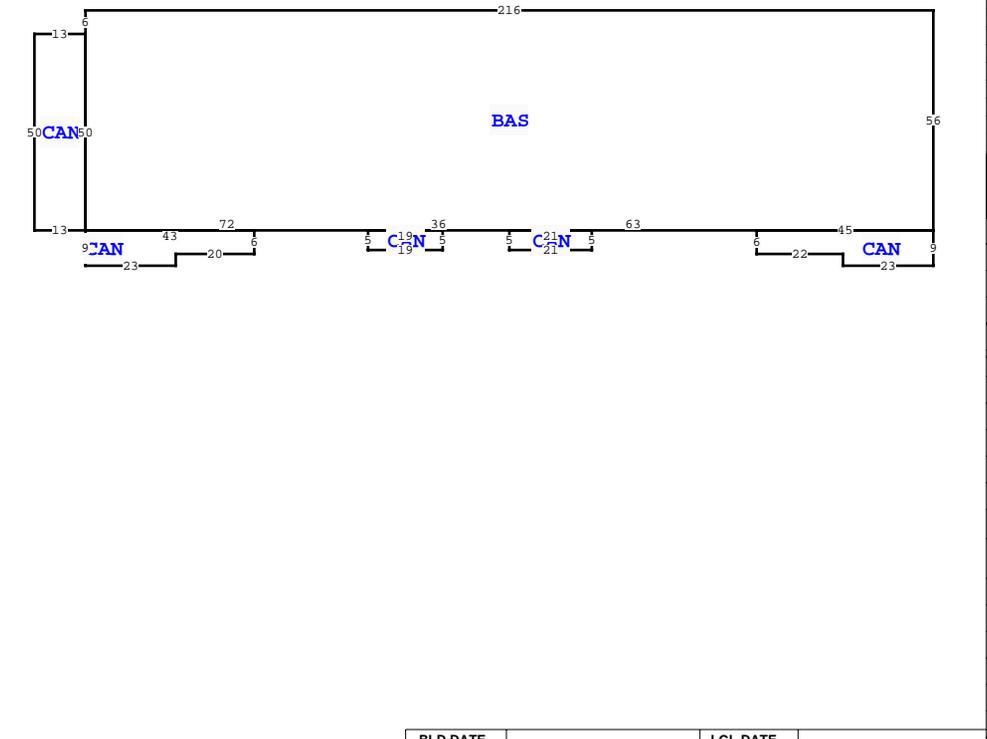
VILLAGE SQUARE SC LLC
635 SR-100
PALATKA, FL 32177

2026

35-3S-16-02585-006

ELEMENT	CD	CONSTRUCTION
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

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	



DOR CODE	COMMUNITY SHOPPING				
1600	COMMUNITY SHOPPING				
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	12,096	100		12,096	975,421
CAN	95	30		28	2,258
CAN	105	30		32	2,580
CAN	327	30		98	7,903
CAN	339	30		102	8,225
CAN	650	30		195	15,725
TOTALS	13,612			12,551	1,012,113

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
1	0260	PAVEMENT-A	0	0	0	0	77,994.00	UT	1.50	1.50	100	2005	2005	3	100	116,991	
2	0253	LIGHTING	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	2005	2005	3	100	18,000	
3	0166	CONC, PAVMT	0	0	0	0	1,180.00	UT	2.50	2.50	100	2005	2005	3	100	2,950	
4	0260	PAVEMENT-A	0	0	0	0	21,148.00	UT	1.50	1.50	100	2005	2005	3	100	31,722	
5	0166	CONC, PAVMT	0	0	0	0	2,690.00	UT	2.50	2.50	100	2005	2005	3	100	6,725	
6	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

TOTAL OB/XF												
177,688												

LAND DESCRIPTION																								
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							

TOTAL OB/XF												
177,688												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			1,805,629
TOTAL MARKET OB/XF VALUE			177,688
TOTAL LAND VALUE - MARKET			1,640,025
TOTAL MARKET VALUE			3,623,342
SOH/AGL Deduction			0
ASSESSED VALUE			3,623,342
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,623,342
TOTAL JUST VALUE			3,623,342
NCON VALUE			0
INCOME VALUE			0
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						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

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\$.												

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	04/08/2024 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,805,629
TOTAL MARKET OB/XF VALUE		177,688
TOTAL LAND VALUE - MARKET		1,640,025
TOTAL MARKET VALUE		3,623,342
SOH/AGL Deduction		0
ASSESSED VALUE		3,623,342
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,623,342
TOTAL JUST VALUE		3,623,342
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

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

