

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

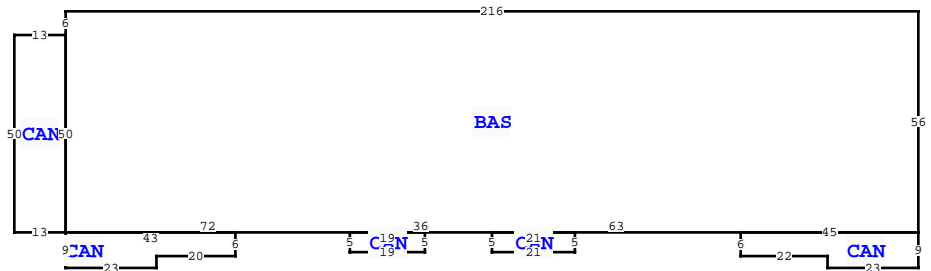
VILLAGE SQUARE SC LLC
635 SR-100
PALATKA, FL 32177

2026

35-3S-16-02585-006
VALUATION SUMMARY

BUILDING CHARACTERISTICS	
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/

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													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,096	100		12,096	953,736
CAN	95	30		28	2,208
CAN	105	30		32	2,523
CAN	327	30		98	7,727
CAN	339	30		102	8,042
CAN	650	30		195	15,375
TOTALS	13,612			12,551	989,611

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	

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	16.00	16.00	1,749,360							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,765,345		
TOTAL MARKET OB/XF VALUE	177,688		
TOTAL LAND VALUE - MARKET	1,749,360		
TOTAL MARKET VALUE	3,692,393		
SOH/AGL Deduction	0		
ASSESSED VALUE	3,692,393		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	3,692,393		
TOTAL JUST VALUE	3,692,393		
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\$.													

TOTAL OB/XF													
177,688													

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			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,765,345
TOTAL MARKET OB/XF VALUE			177,688
TOTAL LAND VALUE - MARKET			1,749,360
TOTAL MARKET VALUE			3,692,393
SOH/AGL Deduction			0
ASSESSED VALUE			3,692,393
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,692,393
TOTAL JUST VALUE			3,692,393
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												0				
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				