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

2027

35-3S-16-02585-006

BUILDING CHARACTERISTICS

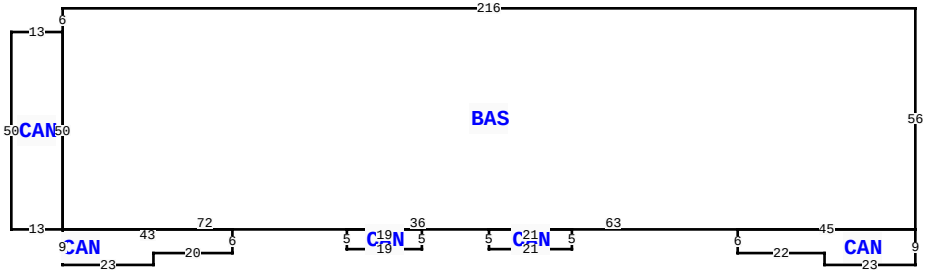
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3900	04	12,551	124.4453	109.51	1,374,460	2005	2005	0	0	5	23.00	72.00

1 SHOP COMTY 0% - 0 Heated Area: 12096 HX Base Yr



2915 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

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	
PREVIOUS YEAR MKT VALUE	3,692,393

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 177,688

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 03/09/2026 BY JB Total Acres: 2.51 Total Land Value: 1,749,360 Market: 0 Agricultural: 0 Common: 1,749,360 PRINTED 11/16/2026 BY SYS

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

2027

35-3S-16-02585-006

BUILDING CHARACTERISTICS

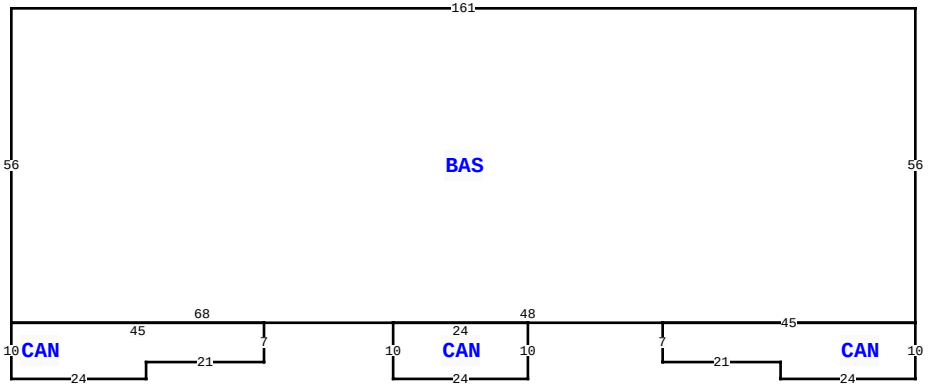
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,016	100		9,016	687,322
CAN	240	30		72	5,489
CAN	387	30		116	8,843
CAN	387	30		116	8,843
TOTALS	10,030			9,320	710,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3900	04	9,320	120.3196	105.88	986,802	2005	2005	0	0	5	23.00	72.00

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	05/11/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 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	3,692,393

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						

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 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/09/2026 BY JB Total Acres: 2.51 Total Land Value: 1,749,360 Market: 0 Agricultural: 0 Common: 1,749,360 PRINTED 11/16/2026 BY SYS

COMM INTERS OF N R/W U S 90 &
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SE ALONG R/W 275.03 FT FOR

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635 SR-100
PALATKA, FL 32177

2027

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BUILDING CHARACTERISTICS

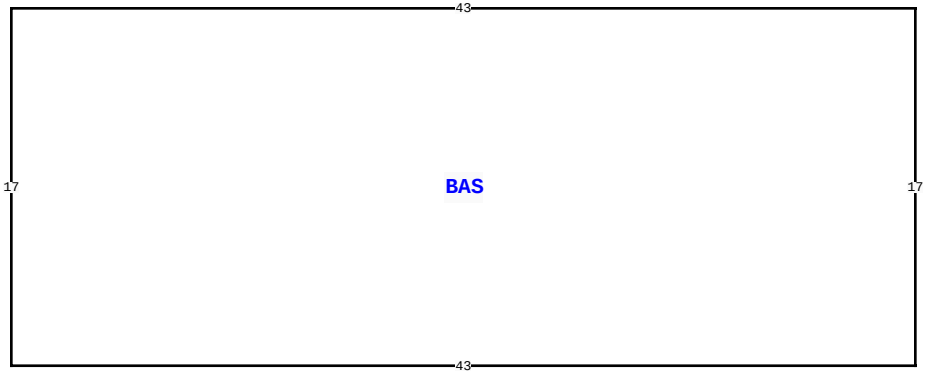
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	731	100		731	65,237
TOTALS	731			731	65,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5750	04	731	95.0040	115.90	84,723	2005	2005	0	0	0	23.00	77.00

3 REST/DRVTHRU 0% - 0 Heated Area: 731 HX Base Yr



2915 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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Tax Group: 1	Tax Dist:
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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	3,692,393

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	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= W43 S17 E43 N17$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/09/2026 BY JB Total Acres: 2.51 Total Land Value: 1,749,360 Market: 0 Agricultural: 0 Common: 1,749,360 PRINTED 11/16/2026 BY SYS