

BEG NE COR OF SE1/4 OF NE1/4,
 RUN W 178 FT, S 552.3 FT TO N
 R/W US-90, E ALONG R/W TO E

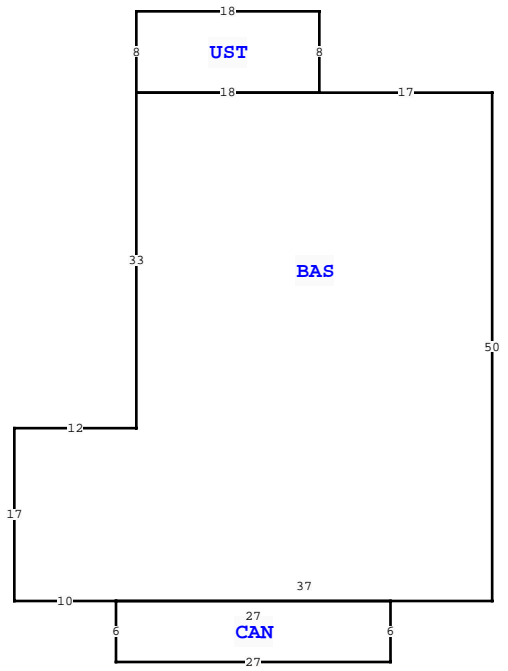
HANGAR 7, INC
 3839 E US HIGHWAY 90
 LAKE CITY, FL 32055

2026

35-3S-17-07293-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		2	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	3300 NIGHTCLUB/BARS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,954	100	
CAN	162	30	
UST	144	40	
TOTALS	2,260		
			2,061
			59,697

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	NCLUB/BARS	0%	- 2021								
				Heated Area: 1954			HX Base Yr				



3839 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,766.00	5,766.00	50
2	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	0	19	20	1.00	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 3,683

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	3300	C	NIGHT CLUB	0			0.00	0.00	0.70	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.20	25,000.00	30,000.00	21,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		69,500	
TOTAL MARKET OB/XF VALUE		3,683	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		94,183	
SOH/AGL Deduction		0	
ASSESSED VALUE		94,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,183	
TOTAL JUST VALUE		94,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1165	12/11/2020	WD	U	I	35	310,000
GRANTOR: CALHOUN JEAN ANN						
GRANTEE: HANGAR 7, INC						
0891/2474	8/31/1999	WD	Q	I	03	35,000
GRANTOR: J EDGLEY						
GRANTEE: J CALHOUN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= S33 W12 S17 E10 CAN= S6 E27 N6 W27\$ E37 N50 W17 UST= N8W18 S8 E18\$ W18\$.

BEG NE COR OF SE1/4 OF NE1/4,
 RUN W 178 FT, S 552.3 FT TO N
 R/W US-90, E ALONG R/W TO E

HANGAR 7, INC
 3839 E US HIGHWAY 90
 LAKE CITY, FL 32055

2026

35-3S-17-07293-000



ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	732	55.8000	33.48	24,507	1975	1975	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 732 HX Base Yr

BAS

-61-

-61-

12

12

3839 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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TOTAL MARKET OB/XF VALUE		3,683	
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TOTAL MARKET VALUE		94,183	
SOH/AGL Deduction		0	
ASSESSED VALUE		94,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,183	
TOTAL JUST VALUE		94,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,183	

Quality	03	03			
DOR CODE	3300	NIGHTCLUB/BARS			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	35317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	9,803
TOTALS				732	9,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1165	12/11/2020	WD	U	I	35	310,000
GRANTOR: CALHOUN JEAN ANN						
GRANTEE: HANGAR 7, INC						
0891/2474	8/31/1999	WD	Q	I	03	35,000
GRANTOR: J EDGLEY						
GRANTEE: J CALHOUN						

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= W61 S12 E61 N12\$.

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