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

2027

35-3S-17-07293-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		0 100
Condition Adj	03	03 100
Quality	05	05

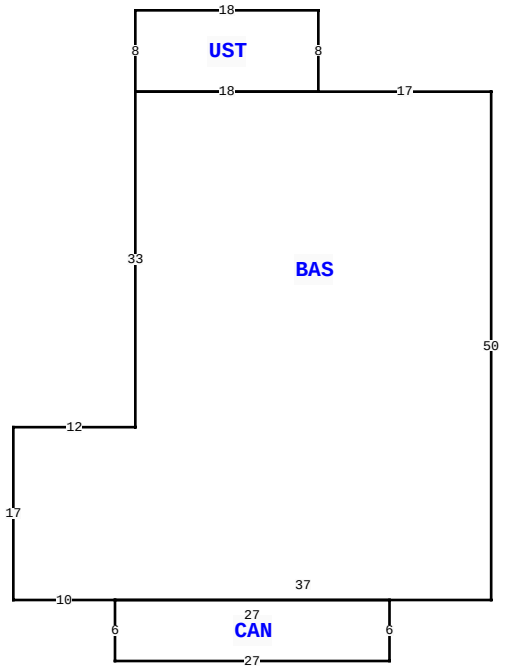
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	56,598
CAN	162	30		49	1,420
UST	144	40		58	1,680
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
3300	04	2,061	83.9580	57.93	119,394	1962	1962	0	0	0	50.00	50.00

1 NCLUB/BARS 0% - 2021 Heated Area: 1954 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

3839 E US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,500
TOTAL MARKET OB/XF VALUE	3,683
TOTAL LAND VALUE - MARKET	22,680
TOTAL MARKET VALUE	95,863
SOH/AGL Deduction	0
ASSESSED VALUE	95,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,863
TOTAL JUST VALUE	95,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,863

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$.

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	1.00	UT	5,766.00	5,766.00	50	1993	1993	3	50	2,883	
2	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	0	19	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,683

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	3300	C	NIGHT CLUB	0			0.00	0.00	0.70	AC		1.00	1.00	1.20	27,000.00	32,400.00	22,680							

REVIEW DATE 03/17/2020 BY ME Total Acres: 0.70 Total Land Value: 22,680 Market: 0 Agricultural: 0 Common: 22,680 PRINTED 11/16/2026 BY SYS

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

2027

35-3S-17-07293-000

BUILDING CHARACTERISTICS

ELEMENT	CD	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
Quality	03	03

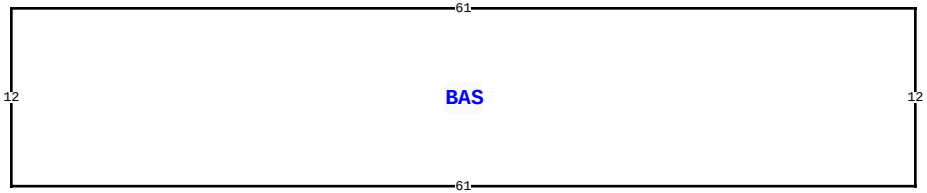
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MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	9,803
TOTALS	732			732	9,803

MARKET ADJUSTMENTS

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	0	60.00	40.00

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



3839 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 2 of 2 2

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,863

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0891/2474	8/31/1999	WD	Q	I	03	35,000
GRANTOR: J EDGLEY						
GRANTEE: J CALHOUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 N12$.

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 03/17/2020 BY ME Total Acres: 0.70 Total Land Value: 22,680 Market: 0 Agricultural: 0 Common: 22,680 PRINTED 11/16/2026 BY SYS