2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

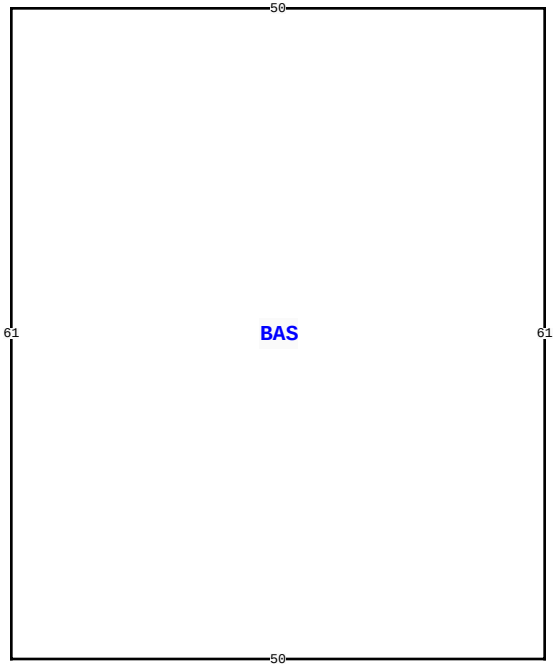
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	3,050	100		3,050	46,970
TOTALS	3,050			3,050	46,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	3,050	83.2516	30.80	93,940	1990	1990	0	0	0	50.00	50.00

2 AIR HANGAR 0% - 0 Heated Area: 3050 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0655	NEW CMMERCIAL BUI	1,531,547	09/10/2025
1914	RELOCATE	200	10/15/2010
1896	COMMERCIAL	8,310	09/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S61 E50 N61$.

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	0.00	0.00	100	0	0	3	100	34,100	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
3	0166	CONC,PAVMT	0	0	0	0	1,800.00	UT	2.25	2.25	100	2012	2012	3	100	4,050	
4	0260	PAVEMENT-A	0	0	0	0	18,000.00	UT	1.60	1.60	100	2012	2012	3	100	28,800	

LAND DESCRIPTION

TOTAL OB/XF 67,250

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	2000	C	AIRPORT	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,000							

REVIEW DATE 03/17/2020 BY ME Total Acres: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

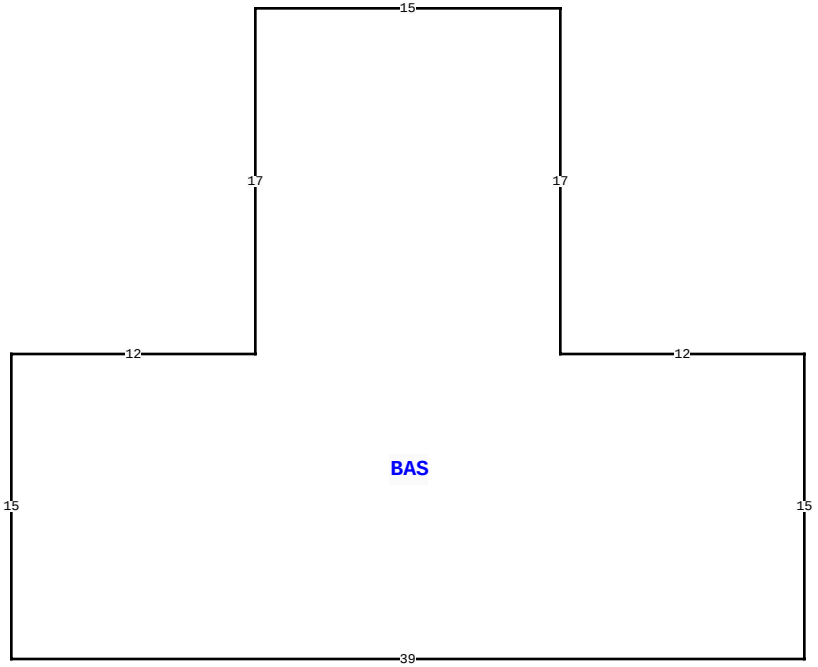
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	840	100		840	9,988
TOTALS	840			840	9,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	840	64.2600	23.78	19,975	1988	1988	0	0	0	50.00	50.00

3 AIR HANGAR 0% - 0 Heated Area: 840 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N17 W15 S17 W12 S15 E39 N15$.

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

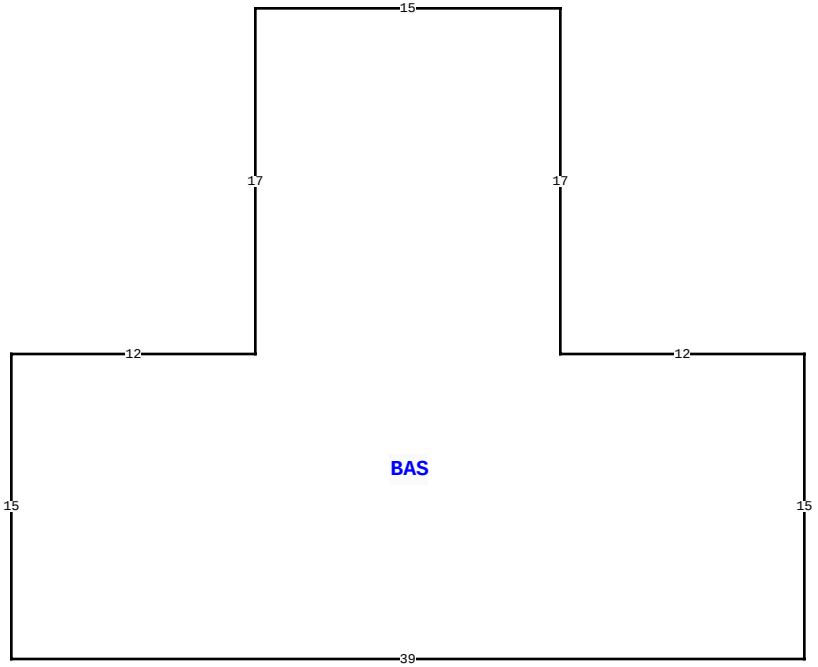
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	840	100		840	9,694
TOTALS	840			840	9,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	840	62.3700	23.08	19,387	1988	1988	0	0	0	50.00	50.00

4 AIR HANGAR 0% - 0 Heated Area: 840 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N17 W15 S17 W12 S15 E39 N15$.

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

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

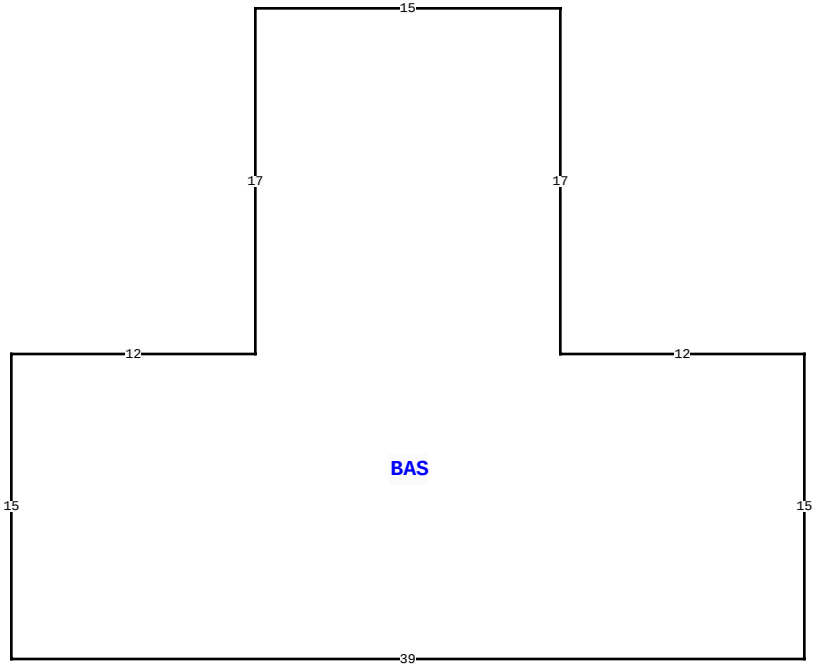
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	840	100		840	9,988
TOTALS	840			840	9,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	840	64.2600	23.78	19,975	1988	1988	0	0	0	50.00	50.00

5 AIR HANGAR 0% - 0 Heated Area: 840 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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 4 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N17 W15 S17 W12 S15 E39 N15$.

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

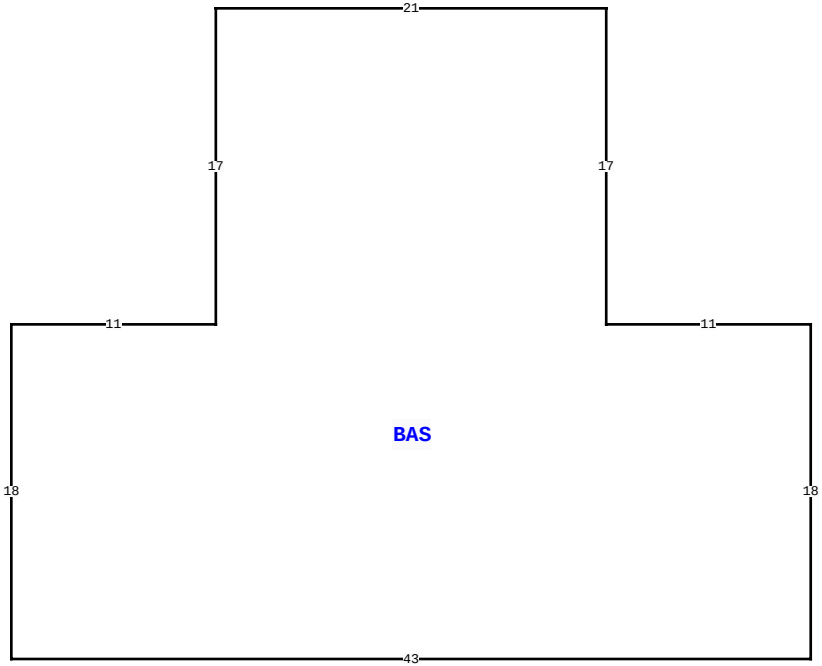
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	1,131	100		1,131	13,448
TOTALS	1,131			1,131	13,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	1,131	64.2600	23.78	26,895	1988	1988	0	0	0	50.00	50.00

6 AIR HANGAR 0% - 0 Heated Area: 1131 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N17 W21 S17 W11 S18 E43 N18$.

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

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

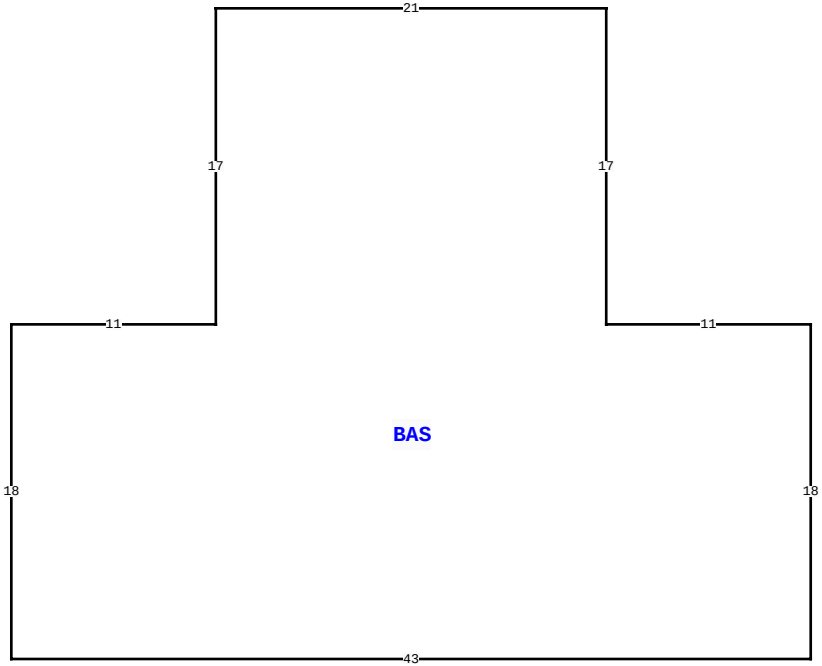
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		12 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	1,131	100		1,131	12,656
TOTALS	1,131			1,131	12,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	1,131	60.4800	22.38	25,312	1988	1988	0	0	0	50.00	50.00

7 AIR HANGAR 0% - 0 Heated Area: 1131 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N17 W21 S17 W11 S18 E43 N18$.

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

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

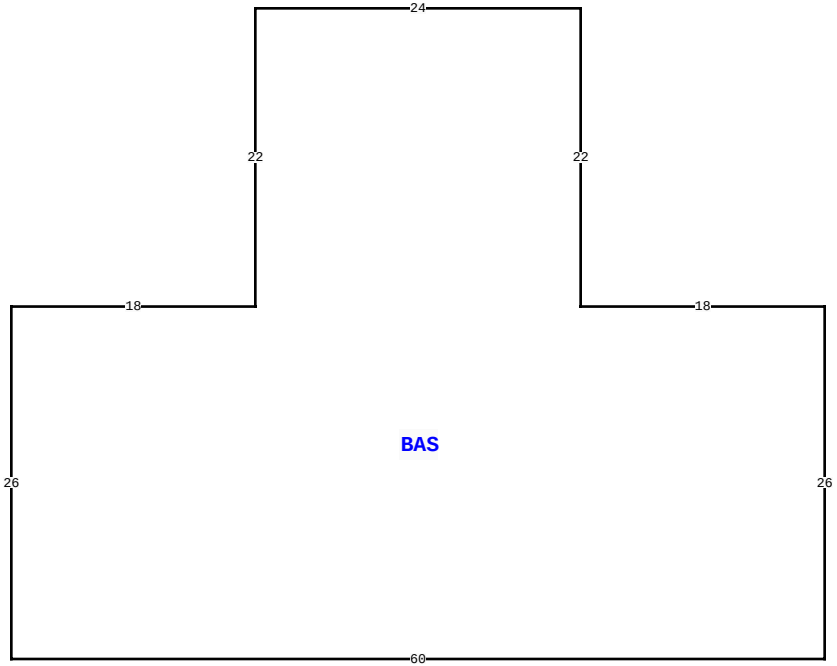
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	2,088	100		2,088	27,061
TOTALS	2,088			2,088	27,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	2,088	70.0434	25.92	54,121	1988	1988	0	0	0	50.00	50.00

8 AIR HANGAR 0% - 0 Heated Area: 2088 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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 7 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N22 W24 S22 W18 S26 E60 N26$.

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

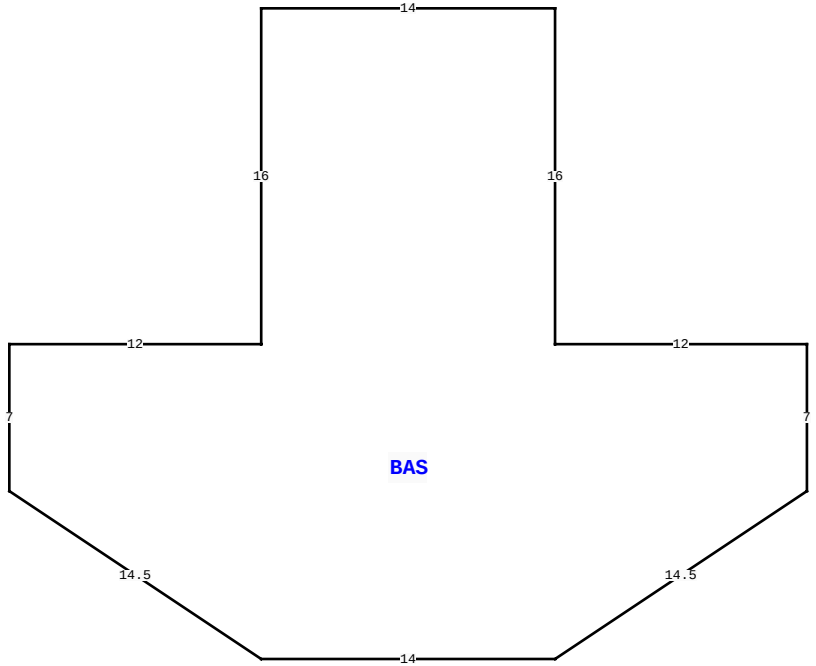
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
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	698	100		698	8,299
TOTALS	698			698	8,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	698	64.2600	23.78	16,598	1988	1988	0	0	0	50.00	50.00

9 AIR HANGAR 0% - 0 Heated Area: 698 HX Base Yr



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

3524 E US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 8 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N16 W14 S16 W12 S7 D8 R12 E14 R12 U8 N7$.

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

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS

2.73 AC SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(APPARENTLY THIS LEASE HAS

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

35-3S-17-07322-001

BUILDING CHARACTERISTICS

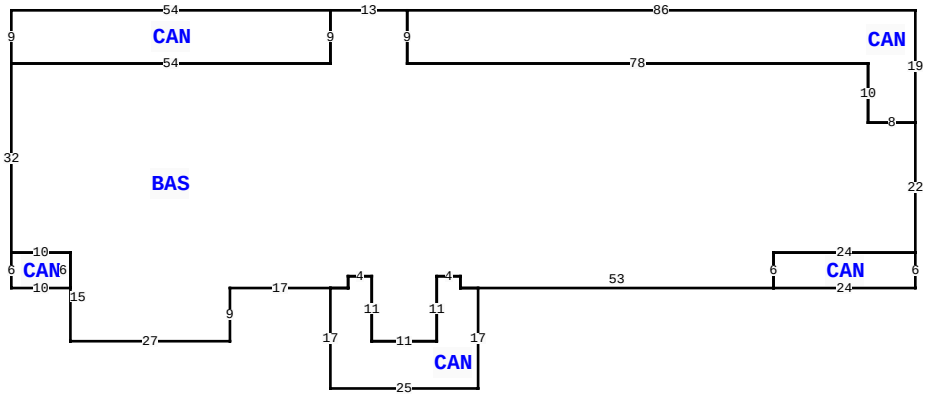
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	10	10
DOR CODE	8900	MUNICIPAL IMP-EX
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	5,973	100		5,973	833,166
CAN	60	30		18	2,511
CAN	144	30		43	5,998
CAN	342	30		103	14,368
CAN	486	30		146	20,365
CAN	854	30		256	35,710
TOTALS	7,859			6,539	912,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	6,539	214.2000	158.51	1,036,497	2012	2012	0	0	0	12.00	88.00

10 OFFICE LOW 0% - 0 Heated Area: 5973 HX Base Yr



3524 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,050,220
TOTAL MARKET OB/XF VALUE		67,250
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		1,137,470
SOH/AGL Deduction		0
ASSESSED VALUE		1,137,470
TOTAL EXEMPTION VALUE	04	1,137,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,137,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W78 N9 CAN= E86 S19 W8 N10 W78 N9$ W13 CAN= W54 S9 E54N9$ S9 W54 S32 CAN= S6 E10 N6 W10$ E10 S15 E27 N9 E17 CAN= S17 E25 N17 W3 N2 W4 S11 W11 N11 W4 S2 W3$ E3 N2 E4 S11 E11 N11 E4 S2 E53 CAN= E24 N6 W24S6$ N6 E24 N22 W8 N10$.

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

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: 2.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/16/2026 BY SYS