SEC 35-3S-17 AS PER LEASE FROM
CITY OF LAKE CITY
(ROCKY MOUNTAIN HOLDINGS LLC

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

2027

35-3S-17-07322-007

BUILDING CHARACTERISTICS

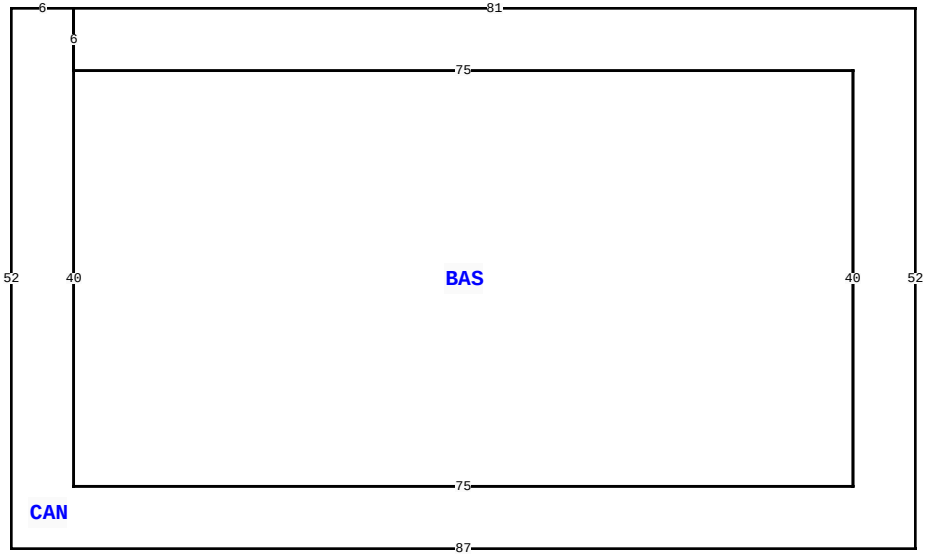
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
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	3,000	100		3,000	118,860
CAN	1,524	30		457	18,107
TOTALS	4,524			3,457	136,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,457	107.0794	79.24	273,933	1980	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3000 HX Base Yr



3526 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,966
TOTAL MARKET OB/XF VALUE		8,845
TOTAL LAND VALUE - MARKET		20,104
TOTAL MARKET VALUE		165,915
SOH/AGL Deduction		0
ASSESSED VALUE		165,915
TOTAL EXEMPTION VALUE	04	165,915
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		165,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-324	COMMERCIAL	0	06/15/2018
15-0302	REMODEL	0	05/26/2015

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 CAN= N6 W6 S52 E87 N52 W81 S6 E75 S40 W75 N40$ S40 E75 N40$.

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	5,528.00	UT	1.60	1.60	100	2012	2012	3	100	8,845	

LAND DESCRIPTION

TOTAL OB/XF 8,845

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	10,052.00	SF		1.00	1.00	1.00	2.00	2.00	20,104							

REVIEW DATE 03/17/2020 BY ME Total Acres: 0.23 Total Land Value: 20,104 Market: 0 Agricultural: 0 Common: 20,104 PRINTED 11/16/2026 BY SYS