

COMM NE COR OF SE1/4 OF SE1/4,
 RUN S 21.10 FT TO N R/W OF U S
 HWY 90, RUN WESTERLY ALONG R/W

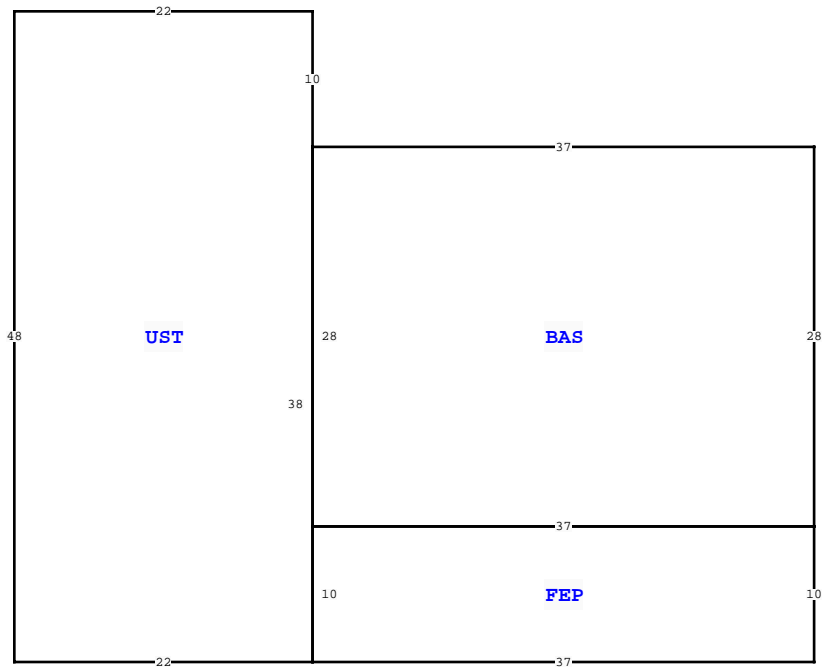
M V P AUTO DEALER INC
 1839 WEST US-HWY 90
 LAKE CITY, FL 32055

2026

36-3S-16-02588-001


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|---------------------|--------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 06 | VINYL ASB | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | | N/A | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 03 | 03 | |
| DOR CODE | 2500 REPAIR SERVICE | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 36316.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,036 | 100 | |
| FEP | 370 | 80 | |
| UST | 1,056 | 45 | |
| TOTALS | 2,462 | | 1,807 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,807 | 102.1500 | 114.41 | 206,739 | 1955 | 1955 | 0 | 0 | 35.00 | 65.00 |
| 6 SINGLE FAM 0% - 0 Heated Area: 1036 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,380 |
| TOTAL MARKET OB/XF VALUE | | 14,200 |
| TOTAL LAND VALUE - MARKET | | 431,244 |
| TOTAL MARKET VALUE | | 579,824 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 579,824 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 579,824 |
| TOTAL JUST VALUE | | 579,824 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 540,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1279/0116 | 8/07/2014 | WD | U | I | 30 | 410,000 |
| GRANTOR: CAMUEL PAUL VANN JR & | | | | | | |
| GRANTEE: M V P AUTO DEALER I | | | | | | |
| 1093/0744 | 8/18/2006 | WD | Q | I | | 1,050,000 |
| GRANTOR: MERTON NIEWISCH JR | | | | | | |
| GRANTEE: SAMUEL PAUL VANN JR | | | | | | |

| EXTRA FEATURES | | 1839 W US HIGHWAY 90 , LAKE CITY | |
|----------------|------------|----------------------------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0166 | CONC, PAVMT | 0 0 20 40 |
| 2 | 0060 | CARPORT F | 0 0 18 40 |
| 3 | 9945 | Well/Sept | 0 0 0 0 |
| 4 | 0296 | SHED METAL | 0 0 0 0 |

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

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W37 UST= N10 W22 S48 E22 N38\$ S28 FEP= S10 E37 N10 W37\$ E37 N28\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | 14,200 | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 2500 | C | SRVC SHOPS | 0 | | CI | 0.00 | 0.00 | 39,204.00 | SF | | 1.00 | 1.00 | 1.00 | 11.00 | 11.00 | 431,244 | | | | | | | |