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

2027

36-3S-16-02588-001

BUILDING CHARACTERISTICS

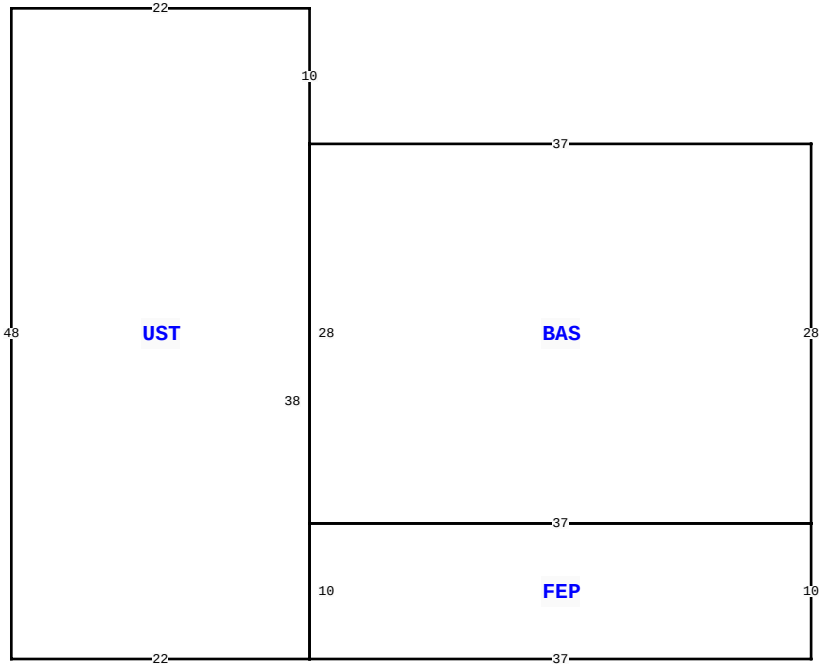
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100		1,036	75,663
FEP	370	80		296	21,618
UST	1,056	45		475	34,691
TOTALS	2,462			1,807	131,973

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	112.36	203,035	1955	1955	0	0	0	35.00	65.00

6 SINGLE FAM 0% - 0 Heated Area: 1036 HX Base Yr



1839 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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
1	0166	CONC,PAVMT	0	0	20	40	1.00	UT	1,200.00	1,200.00	50	0	0	3	50	600	
2	0060	CARPORT F	0	0	18	40	720.00	UT	5.00	5.00	100	2014	2014	3	100	3,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	131,973
TOTAL MARKET OB/XF VALUE	14,200
TOTAL LAND VALUE - MARKET	431,244
TOTAL MARKET VALUE	577,417
SOH/AGL Deduction	0
ASSESSED VALUE	577,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,417
TOTAL JUST VALUE	577,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	579,824

LAND:4:1: MULTI-USE

BLDG:4:1: FAYETTE MH

BLDG:3:1: ALTAIR MH

BLDG:2:1: LAMPLIGHTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.90 Total Land Value: 431,244 Market: 0 Agricultural: 0 Common: 431,244 PRINTED 11/16/2026 BY SYS