

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

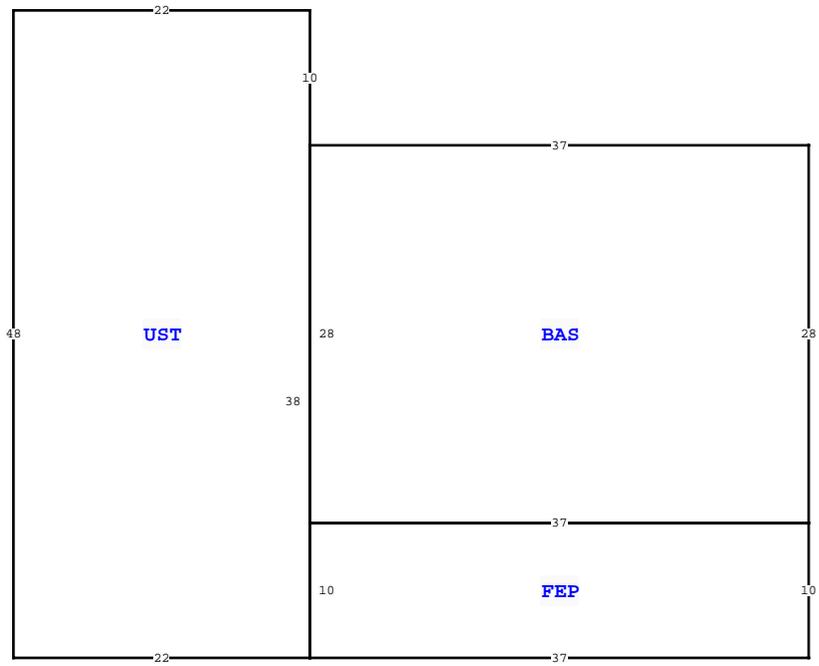
M V P AUTO DEALER INC
 1839 WEST US-HWY 90
 LAKE CITY, FL 32055

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	116.45	210,425	1955	1955	0	0	35.00	65.00
6 SINGLE FAM 0% - 0 Heated Area: 1036 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			136,776
TOTAL MARKET OB/XF VALUE			14,200
TOTAL LAND VALUE - MARKET			392,040
TOTAL MARKET VALUE			543,016
SOH/AGL Deduction			0
ASSESSED VALUE			543,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			543,016
TOTAL JUST VALUE			543,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			540,620
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	20	40	1.00	UT	1,200.00	1,200.00	50
2	0060	CARPORT F	0	0	18	40	720.00	UT	5.00	5.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100

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
1	2500	C	SRVC SHOPS	0		CI	0.00	0.00	39,204.00	SF	1.00

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												
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	10.00	10.00	392,040								