COMM SW COR OF SEC, E ALONG
SEC LINE 878.90 FT FOR POB,
CONT E 151.31 FT, N 694.08 FT,

LAKE CITY K AUTOMOTIVE MANAGEMENT LLC
1101 E FLETCHER AVE
TAMPA, FL 33612

2027

36-3S-16-02609-000

BUILDING CHARACTERISTICS

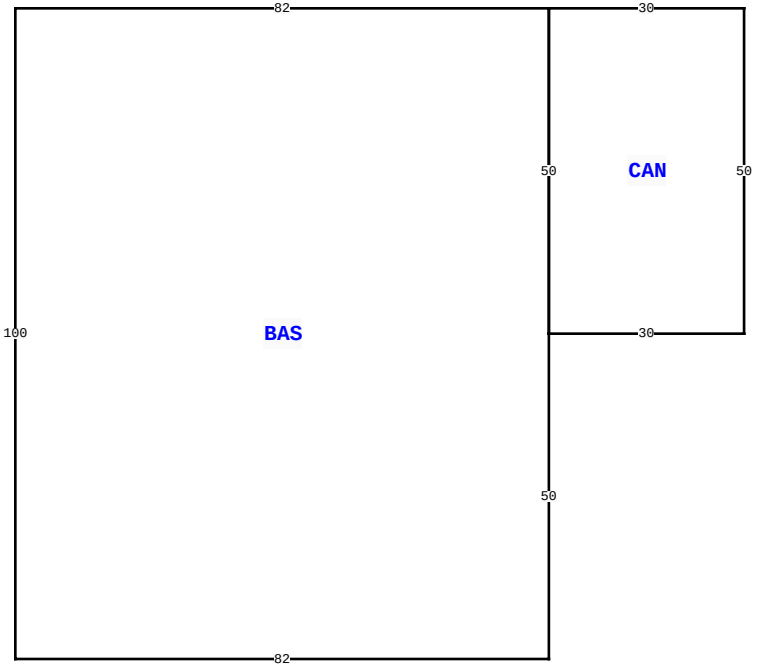
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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	8,200	100		8,200	443,452
CAN	1,500	30		450	24,336
TOTALS	9,700			8,650	467,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6604	04	8,650	107.6922	58.15	502,998	2016	2016	0	0	0	7.00	93.00

2 VEH SHRM 0% - 0 Heated Area: 8200 HX Base Yr



2528 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0260	PAVEMENT-A	0	0	0	0	27,000.00	UT	1.10	1.10	50	1984	1984	3	50	14,850	
2	0140	CLFENCE 6	0	0	0	0	1,360.00	UT	3.50	3.50	100	0	0	3	100	4,760	
3	0260	PAVEMENT-A	0	0	0	0	30,400.00	UT	1.60	1.60	15	2016	2016	3	85	41,344	
4	0166	CONC,PAVMT	0	0	0	0	1,312.00	UT	2.00	2.00	100	2016	2016	3	100	2,624	
5	0253	LIGHTING	0	0	0	0	8.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	12,000	
6	0166	CONC,PAVMT	0	0	0	0	875.00	UT	3.00	3.00	100	2024	2023		100	2,625	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	578,245
TOTAL MARKET OB/XF VALUE	78,203
TOTAL LAND VALUE - MARKET	799,856
TOTAL MARKET VALUE	1,456,304
SOH/AGL Deduction	0
ASSESSED VALUE	1,456,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,456,304
TOTAL JUST VALUE	1,456,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,456,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047318	Roof Replacement	76,914	05/25/2023
000046330	New Commercial Co	433,100	01/23/2023
000045430	Signs - New or Ex	15,000	09/13/2022
000044284	Electrical Servic	0	04/26/2022
16-0456	DEMOLISH	0	05/16/2016
15-0947	COMMERCIAL	0	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0518	6/30/2016	WD	U	I	37	2,262,900
GRANTOR: ROUNTREE-MOORE FORD L						
GRANTEE: LAKE CITY K AUTOMOT						
1269/2307	2/10/2014	WD	U	V	11	0
GRANTOR: ANDREW T MOORE TRUSTE						
GRANTEE: JGM HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W82 S100 E82 N50 CAN= E30 N50 W30 S50$ N50$.

LAND DESCRIPTION

TOTAL OB/XF 78,203

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	2700	C	AUTO SALES	0		CI	150.00	375.00	56,250.00	SF		1.00	1.00	0.75	16.00	12.00	675,000							
2	2700	C	AUTO SALES	0		CI	0.00	0.00	30,750.00	SF		1.00	1.00	0.75	3.50	2.63	80,719							
3	1000	C	VACANT COMME	0		CI	0.00	0.00	16,814.00	SF		1.00	1.00	0.75	3.50	2.63	44,137							

REVIEW DATE 02/05/2024 BY ME Total Acres: 2.38 Total Land Value: 799,856 Market: 0 Agricultural: 0 Common: 799,856 PRINTED 11/16/2026 BY SYS

COMM SW COR OF SEC, E ALONG
SEC LINE 878.90 FT FOR POB,
CONT E 151.31 FT, N 694.08 FT,

LAKE CITY K AUTOMOTIVE MANAGEMENT LLC
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BUILDING CHARACTERISTICS

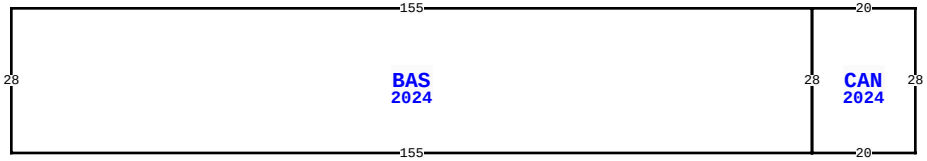
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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	4,340	100	2024	4,340	106,341
CAN	560	30	2024	168	4,116
TOTALS	4,900			4,508	110,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	4,508	50.5202	24.75	111,573	2023	2023	0	0	0	1.00	99.00

3 VEH SALE/R 0% - 2024 Heated Area: 4340 HX Base Yr



2528 W US HIGHWAY 90 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
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GRANTEE: LAKE CITY K AUTOMOT						
1269/2307	2/10/2014	WD	U	V	11	0
GRANTOR: ANDREW T MOORE TRUSTE						
GRANTEE: JGM HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-90,-20] E155 S28 W155 N28 $
CAN=[YR=2024;ORIG=65,-20] E20 S28 W20 N28 $
.

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 02/05/2024 BY ME Total Acres: 2.38 Total Land Value: 799,856 Market: 0 Agricultural: 0 Common: 799,856 PRINTED 11/16/2026 BY SYS