COMM SE COR OF W1/2 OF SW1/4, N
R/W OF US-90, W ALONG R/W 875.61
FOR POB, CONT N 300 FT, E 54.19

PHOENIX LAND DEVELOPMENT & PROPERTY MANAGEMENT INC
3624 NW BROWN RD
LAKE CITY, FL 32055

2026

36-3S-16-02611-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

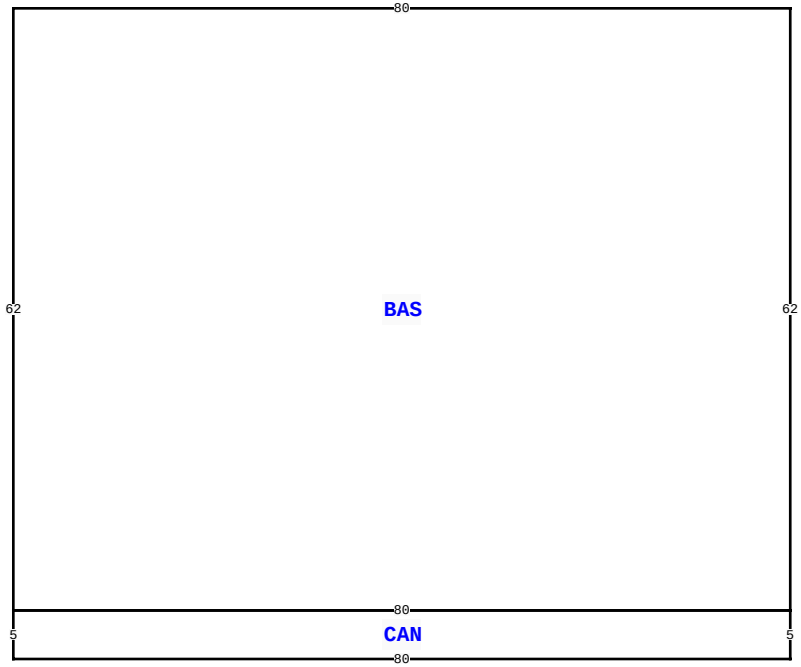
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	4,960	100		4,960	218,996
CAN	400	30		120	5,299
TOTALS	5,360			5,080	224,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3500	04	5,080	92.7621	64.93	329,844	2003	2003	0	0	5	27.00	68.00

1 STORE RETL 0% - 0 Heated Area: 4960 HX Base Yr



3525 NW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	224,294
TOTAL MARKET OB/XF VALUE	34,523
TOTAL LAND VALUE - MARKET	191,312
TOTAL MARKET VALUE	450,129
SOH/AGL Deduction	37,384
ASSESSED VALUE	412,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,745
TOTAL JUST VALUE	450,129
NCON VALUE	200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	728,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2969	REMODEL	300	06/15/2004
2819	COMMERCIAL	1,300	11/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0998/1568	10/28/2003	WD	U	I	07	500,000
GRANTOR: BRYCE KENNEDY JR						
GRANTEE: PHOENIX LAND DEVELP						
0638/0342	12/01/1987	WD	Q	V		127,500
GRANTOR: COLE RICHARD C						
GRANTEE: KENNEDY BRYCE E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W80 S62 E80 N62 $
CAN=[ORIG=-80,62] S5 E80 N5 W80 $
.

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	0	0	1.00	UT	15,200.00	15,200.00	100	0	0	3	100	15,200	
2	0253	LIGHTING	0	0	0	0	3.00	UT	200.00	200.00	100	1997	1997	3	100	600	
3	0166	CONC,PAVMT	0	0	0	0	11,577.00	UT	1.60	1.60	100	2003	2003	3	100	18,523	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 34,523

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	1100	C	STORE 1FLR	0		00	0.00	0.00	23,914.00	SF		1.00	1.00	1.00	8.00	8.00	191,312							

REVIEW DATE 03/19/2026 BY ME Total Acres: 0.55 Total Land Value: 191,312 Market: 0 Agricultural: 0 Common: 191,312 PRINTED 05/05/2026 BY SYS