COMM SE COR OF W1/2 OF SW1/4, N
R/W OF US HWY 90, W 875.61 FT, N
N 155 FT, E 203.54 FT TO A CURVE

KOCH PROPERTIES CORP
66 SEA GLASS WAY
PONTE VEDRA BEACH, FL 32082

2026

36-3S-16-02611-034

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

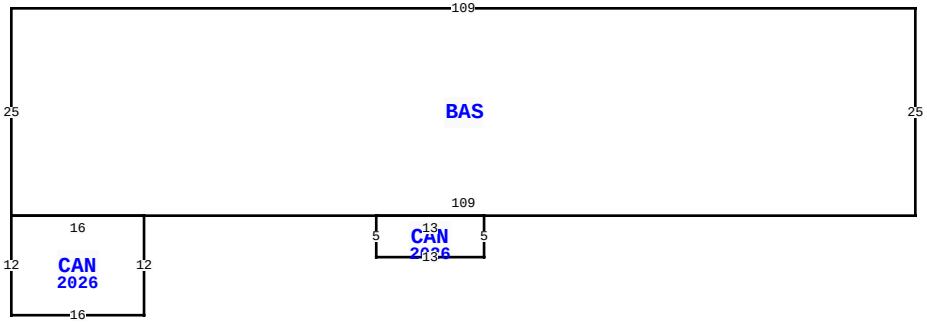
DOR CODE	2664	CAR WASH	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,725	100		2,725	43,666
CAN	65	30	2026	20	320
CAN	192	30	2026	58	929
TOTALS	2,982			2,803	44,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6465	04	2,803	61.6325	40.06	112,288	1988	1988	0	0	10	50.00	40.00

1 CAR WASH 0% - 0 Heated Area: 2725 HX Base Yr



3553 NW BASCOM NORRIS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	44,915
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	254,392
TOTAL MARKET VALUE	299,307
SOH/AGL Deduction	0
ASSESSED VALUE	299,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,307
TOTAL JUST VALUE	299,307
NCON VALUE	1,249
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/162	4/17/2026	WD	Q	I	01	325,000

GRANTOR: PHOENIX LAND DEVELOPM

GRANTEE: KOCH PROPERTIES COR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] E109 N25 W109 S25 $
CAN=[YR=2026;ORIG=0,0] S12 E16 N12 W16 $
CAN=[YR=2026;ORIG=44,0] S5 E13 N5 W13 $
.

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
1	2664	C	CAR WASH	0		00	0.00	0.00	31,799.00	SF		1.00	1.00	1.00	8.00	8.00	254,392							

REVIEW DATE 03/19/2026 BY ME Total Acres: 0.73 Total Land Value: 254,392 Market: 0 Agricultural: 0 Common: 254,392 PRINTED 05/05/2026 BY SYS