BEG SW COR, RUN N 802.18 FT TO
S R/W US-90, E ALONG R/W 282
FT TO W R/W OF NEW CITY RD,

LAKE CITY SERVICE CENTER INC
PO BOX 1534
LAKE CITY, FL 32056

2027

36-3S-16-02612-000

BUILDING CHARACTERISTICS

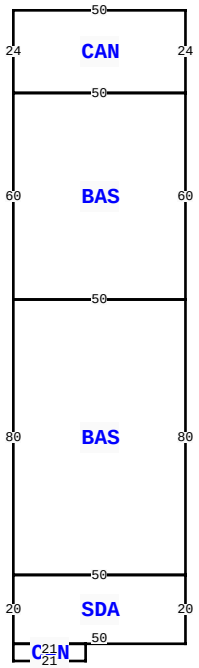
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	3,000	100		3,000	45,882
BAS	4,000	100		4,000	61,176
CAN	105	30		32	490
CAN	1,200	30		360	5,506
SDA	1,000	110		1,100	16,823
TOTALS	9,305			8,492	129,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	8,492	67.0824	25.49	216,461	1986	1986	0	0	0	40.00	60.00

2 PREF M B A 0% - 0 Heated Area: 8000 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

2700 W US HIGHWAY 90 , LAKE CITY

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	1.00	UT	0.00	0.00	100	0	0	3	100	5,100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	5,871.00	UT	2.00	2.00	100	2004	2004	3	100	11,742	
4	0252	LEAN-TO W/	0	0	0	0	240.00	UT	2.50	2.50	100	2008	2008	3	100	600	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	280,842
TOTAL MARKET OB/XF VALUE	18,742
TOTAL LAND VALUE - MARKET	1,318,050
TOTAL MARKET VALUE	1,617,634
SOH/AGL Deduction	0
ASSESSED VALUE	1,617,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,617,634
TOTAL JUST VALUE	1,617,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,617,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
574	ADDN COMM	375	03/05/2008
2951	COMMERCIAL	798	05/20/2004
2952	COMMERCIAL	536	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S80 SDA= S20 CAN= S5 E21 N5 W21$ E50 N20 W50$ E50 N80$BAS= N60 CAN= N24 W50 S24 E50$ W50 S60 E50$.

LAND DESCRIPTION

TOTAL OB/XF 18,742

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	375.00	48,771.61	SF		1.00	1.00	1.00	16.00	16.00	780,346							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	134,426.00	SF		1.00	1.00	1.00	4.00	4.00	537,704							

REVIEW DATE 03/19/2026 BY JB Total Acres: 4.20 Total Land Value: 1,318,050 Market: 0 Agricultural: 0 Common: 1,318,050 PRINTED 11/16/2026 BY SYS

BEG SW COR, RUN N 802.18 FT TO S R/W US-90, E ALONG R/W 282 FT TO W R/W OF NEW CITY RD,

LAKE CITY SERVICE CENTER INC
PO BOX 1534
LAKE CITY, FL 32056

2027

36-3S-16-02612-000

BUILDING CHARACTERISTICS

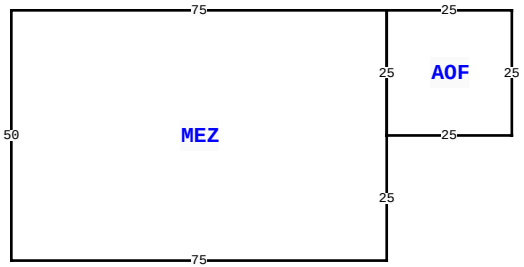
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

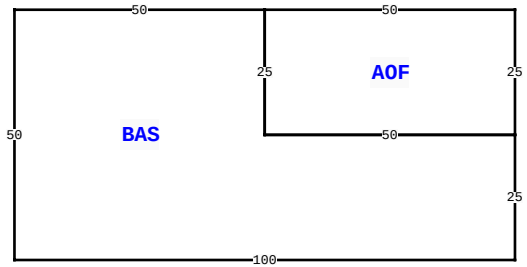
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	625	110		688	15,826
AOF	1,250	110		1,375	31,628
BAS	3,750	100		3,750	86,260
MEZ	3,750	20		750	17,252
TOTALS	9,375			6,563	150,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	6,563	80.7120	30.67	201,287	2004	2004	0	0	0	25.00	75.00

3 PREF M B A 0% - 0 Heated Area: 5625 HX Base Yr





2700 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	280,842
TOTAL MARKET OB/XF VALUE	18,742
TOTAL LAND VALUE - MARKET	1,318,050
TOTAL MARKET VALUE	1,617,634
SOH/AGL Deduction	0
ASSESSED VALUE	1,617,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,617,634
TOTAL JUST VALUE	1,617,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,617,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S50 E100 N25 AOF= N25 W50 S25 E50$ W50 N25$ PTR= N30
MEZ= N25 AOF= E25 N25 W25 S25$ N25 W75 S50 E75$ S30$.

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 03/19/2026 BY JB Total Acres: 4.20 Total Land Value: 1,318,050 Market: 0 Agricultural: 0 Common: 1,318,050 PRINTED 11/16/2026 BY SYS