

COMM SW COR, RUN E 320.21 FT TO CITY RD FOR POB, RUN N ALONG R/W 182.99 FT, N 400 FT TO S R/W US-

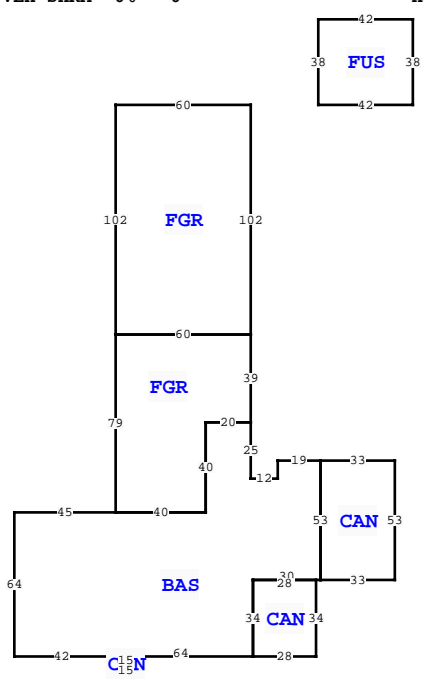
LAKE CITY F AUTOMOTIVE MANAGEMENT LLC  
1101 E FLETCHER AVE  
TAMPA, FL 33612

**2026**

36-3S-16-02613-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 60	
Exterior Wall	15	CONC BLOCK 40	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 60	
Roof Cover	12	MODULAR MT 40	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	15	HARDTILE 30	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures	10	100	
Frame	03	MASONRY 100	
Story Height	12	100	
RMS	12	100	
Stories	1.	1. 100	
Units	0	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
BAS	9,101	100	
CAN	90	30	
CAN	952	30	
CAN	1,749	30	
FGR	3,940	60	
FGR	6,120	60	
FUS	1,596	100	
TOTALS	23,548		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6604	04	17,571	95.5130	51.58	906,312	1972	2000	0	0	0	33.00	67.00
1 VEH SHRM 0% - 0 Heated Area: 10697 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1		STANDARD
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE			1,163,806
TOTAL LAND VALUE - MARKET			116,258
TOTAL MARKET VALUE			1,979,130
SOH/AGL Deduction			3,259,194
ASSESSED VALUE			0
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,259,194
TOTAL JUST VALUE			3,259,194
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			3,122,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0297	COMMERCIAL	412	08/14/2014
14-0093	REMODEL	50	03/13/2014
13-0393	ADDN COMM	3,349	09/12/2013
3429	ADDN COMM	500	09/27/2005
2191	COMMERCIAL	1,762	08/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0522	6/30/2016	WD	U	I	37	5,006,300
GRANTOR: ROUNTREE-MOORE FORD (						
GRANTEE: LAKE CITY F AUTOMOT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0298	SERVICE BO	0	0	4	12	48.00	UT	65.00	65.00	100	2001
2	0253	LIGHTING	0	0	0	0	14.00	UT	500.00	500.00	100	1993
3	0140	CLFENCE 6	0	0	0	0	850.00	UT	3.50	3.50	100	2001
4	0260	PAVEMENT-A	0	0	0	0	90,342.00	UT	0.50	0.50	100	2001
5	0260	PAVEMENT-A	0	0	0	0	36,410.00	UT	1.10	1.10	75	2002
6	0140	CLFENCE 6	0	0	0	0	530.00	UT	6.50	6.50	100	2002
7	0161	3-STRAND B	0	0	0	0	530.00	UT	1.30	1.30	100	2002
8	0070	CARPORT UF	0	0	18	20	1.00	UT	0.00	0.00	100	2014
9	0070	CARPORT UF	0	0	20	40	1.00	UT	0.00	0.00	100	2014
10	0031	BARN, MT AE	0	0	30	30	900.00	UT	11.00	11.00	100	2017

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

BUILDING DIMENSIONS												
FGR= W60 S102 FGR= S79 BAS= W45 S64 E42 CAN= S6 E15 N6 W15\$												
E64 CAN= E28 N34 W28 S34\$ N34 E30 CAN= E33 N53 W33 S53\$ N53												
W19 S8 W12 N25 W20 S40 W40\$ E40 N40 E20 N39 W60\$ E60 N102\$												
PTR= E30 FUS= E42 N38 W42 S38\$ W30\$.												

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	DPHT 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	320.00	375.00	120,000.00	SF		1.00	1.00	0.75	16.00	12.00	1,440,000								
2	2700	C	AUTO SALES	0		CI	0.00	0.00	113,907.00	SF		1.00	1.00	0.75	3.50	2.63	299,006								
3	2700	C	AUTO SALES	0		00	0.00	0.00	76,230.00	SF		1.00	1.00	0.90	3.50	3.15	240,124								





