

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

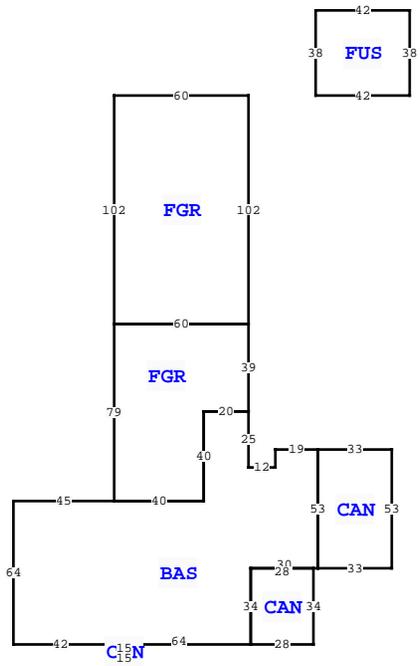
2026

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	54.44	956,565	1972	2000	0	0	33.00	67.00
1 VEH SHRM 0% - 0 Heated Area: 10697 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,231,644		
TOTAL MARKET OB/XF VALUE	116,258		
TOTAL LAND VALUE - MARKET	1,812,112		
TOTAL MARKET VALUE	3,160,014		
SOH/AGL Deduction	0		
ASSESSED VALUE	3,160,014		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	3,160,014		
TOTAL JUST VALUE	3,160,014		
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		2588 W US HIGHWAY 90 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0298	SERVICE BO	0 0 4 12
2	0253	LIGHTING	0 0 0 0
3	0140	CLFENCE 6	0 0 0 0
4	0260	PAVEMENT-A	0 0 0 0
5	0260	PAVEMENT-A	0 0 0 0
6	0140	CLFENCE 6	0 0 0 0
7	0161	3-STRAND B	0 0 0 0
8	0070	CARPORT UF	0 0 18 20
9	0070	CARPORT UF	0 0 20 40
10	0031	BARN, MT AE	0 0 30 30

TOTAL OB/XF												103,838				
L N	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	0298	SERVICE BO	0 0 4 12			48.00	UT	65.00	65.00	100	2001	2001	3	100	3,120	
2	0253	LIGHTING	0 0 0 0			14.00	UT	500.00	500.00	100	1993	1993	3	100	7,000	
3	0140	CLFENCE 6	0 0 0 0			850.00	UT	3.50	3.50	100	2001	2001	3	100	2,975	
4	0260	PAVEMENT-A	0 0 0 0			90,342.00	UT	0.50	0.50	100	2001	2001	3	100	45,171	
5	0260	PAVEMENT-A	0 0 0 0			36,410.00	UT	1.10	1.10	75	2002	2002	3	75	30,038	
6	0140	CLFENCE 6	0 0 0 0			530.00	UT	6.50	6.50	100	2002	2002	3	100	3,445	
7	0161	3-STRAND B	0 0 0 0			530.00	UT	1.30	1.30	100	2002	2002	3	100	689	
8	0070	CARPORT UF	0 0 18 20			1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
9	0070	CARPORT UF	0 0 20 40			1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
10	0031	BARN, MT AE	0 0 30 30			900.00	UT	11.00	11.00	100	2017	2017	3	100	9,900	

BUILDING NOTES	

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 103,838																						
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	15.00	11.25	1,350,000							
2	2700	C	AUTO SALES	0		CI	0.00	0.00	113,907.00	SF		1.00	1.00	0.75	3.00	2.25	256,291							
3	2700	C	AUTO SALES	0		00	0.00	0.00	76,230.00	SF		1.00	1.00	0.90	3.00	2.70	205,821							

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1101 E FLETCHER AVE  
TAMPA, FL 33612

**2026**

36-3S-16-02613-000  
1101 E FLETCHER AVE TAMPA, FL 33612

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	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	03	FORCED AIR	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		2	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
AOF	196	110	
BAS	5,724	100	
CAN	300	30	2022
UST	1,050	40	
TOTALS	7,270		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	VEH SALE/R	0%	- 0								
Heated Area: 5920 HX Base Yr											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE	04/08/2024	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	1
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TOTAL EXEMPTION VALUE	0		
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TOTAL JUST VALUE	3,160,014		
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INCOME VALUE			
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SALES DATA						
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1318/0522	6/30/2016	WD	U	I	37	5,006,300
GRANTOR: ROUNTREE-MOORE FORD (						
GRANTEE: LAKE CITY F AUTOMOT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W38 N5 W46 S70 E46 N5 E38 N30 E14 N16 W14 N14 \$	
UST=[ORIG=-84,-5] W15 S70 E15 N70 \$	
AOF=[ORIG=14,14] N14 W14 S14 E14 \$	
CAN=[YR=2022;ORIG=14,30] N25 E12 S25 W12 \$	

EXTRA FEATURES																
L N	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
11	0070	CARPOT UF	0	0	34	30	UT	7.00	7.00	100	2024	2023		100	7,140	
12	0030	BARN,MT	0	0	16	30	UT	11.00	11.00	100	2024	2023		100	5,280	

LAND DESCRIPTION												TOTAL OB/XF												12,420				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				



