

COMM SE COR OF SW1/4, RUN W 50 F
FOR POB, CONT N 193.61 FT TO S R
83 DG E ALONG R/W 101 FT S 206.8

SHAW LARRY KEITH
2218 W US HIGHWAY 90, SUITE 102
LAKE CITY, FL 32055

2026

36-3S-16-02619-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Ceiling	02	F.NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		10 100	
Frame	03	MASONRY 100	
Story Height		14 100	
RMS		5 100	
Stories	1.	1. 100	
Units		6 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,400	100	
TOTALS	4,400		4,400 267,754

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	OFFC PLAZA	0% - 0																						
			Heated Area: 4400			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">110</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">110</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">40</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">40</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2024</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2024	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			267,754
TOTAL MARKET OB/XF VALUE			10,593
TOTAL LAND VALUE - MARKET			389,048
TOTAL MARKET VALUE			667,395
SOH/AGL Deduction			0
ASSESSED VALUE			667,395
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			667,395
TOTAL JUST VALUE			667,395
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			667,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043436	Remodel	10,000	12/22/2021
21786	COMMERCIAL	969	04/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0920/1538	2/09/2001	WD	U	I		100
GRANTOR: CARLOTTE SWINK (FKA C)						
GRANTEE: LARRY K SHAW						
0861/0170	8/05/1992	AD	U	I		190,909
GRANTOR: LARRY & CHARLOTTE ADA						
GRANTEE: LARRY K SHAW						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W110 S40 E110 N40\$.	

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
1	0260	PAVEMENT-A	0	0	0	0	13,350.00	UT	1.10	1.10	50	2005	2005	3	50	7,343	
2	0166	CONC, PAVMT	0	0	5	225	1,125.00	UT	2.00	2.00	100	2005	2005	3	100	2,250	
3	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	100	1,000	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1700	C	1STORY OFF	0		CI	100.00	375.00	20,189.61	SF		1.00	1.00	1.00	15.00	15.00	302,844								
2	1000	C	VACANT COMME	0			0.00	0.00	28,734.67	SF		1.00	1.00	1.00	3.00	3.00	86,204								