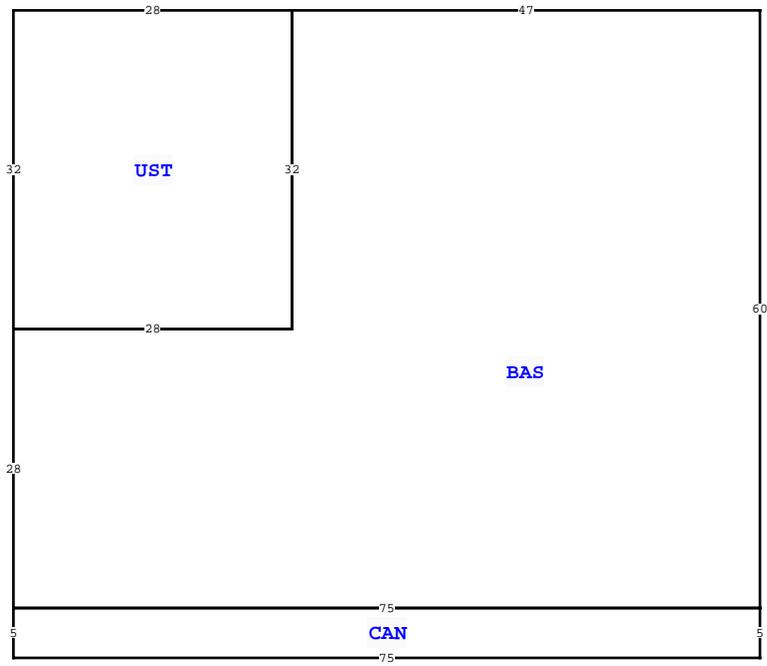


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	28	GLASS THRM 10	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Plumbing		2 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,604	100	
CAN	375	30	
UST	896	50	
TOTALS	4,875		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B R	0% - 0									
				Heated Area:	3604			HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			136,813
TOTAL MARKET OB/XF VALUE			6,980
TOTAL LAND VALUE - MARKET			402,460
TOTAL MARKET VALUE			546,253
SOH/AGL Deduction			0
ASSESSED VALUE			546,253
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			546,253
TOTAL JUST VALUE			546,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			537,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043858	Electrical Servic	0	03/08/2022
000043457	Remodel	1,000	12/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0015	9/13/2016	WD U		I	30	100
GRANTOR: BRIAN G & AIMEE W DIC						
GRANTEE: BRIAN'S SPORTS LLC						
1250/1757	3/01/2013	WD U		I	30	405,000
GRANTOR: LAKE CITY MOTOR PARTS						
GRANTEE: BRIAN G & AIMEE W D						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0260	PAVEMENT-A	3,100.00
2	0120	CLFENCE 4	0.00
3	9946	Well	4,000.00
TOTALS		4,875	136,813

TOTAL OB/XF												6,980				
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	1.00	UT	3,100.00	3,100.00	80	0	0	3	80	2,480	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

BUILDING NOTES	
2282 W US HIGHWAY 90 , LAKE CITY	

BUILDING DIMENSIONS	
BAS= W47 UST= W28 S32 E28 N32\$ S32 W28 S28 CAN= S5 E75 N5 W75\$ E75 N60\$.	

LAND DESCRIPTION		TOTAL OB/XF															6,980							
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	1100	C	STORE 1FLR	0		CI	0.00	0.00	25,221.00	SF		1.00	1.00	0.85	15.00	12.75	321,568							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	26,964.00	SF		1.00	1.00	1.00	3.00	3.00	80,892							