COMM SE COR OF SE1/4 OF SW1/4, R
POB, RUN N 514.53 FT TO S R/W US
RUN W ALONG R/W, 100.50 FT, S 52

BRIAN'S SPORTS LLC
2282 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

36-3S-16-02621-001

BUILDING CHARACTERISTICS

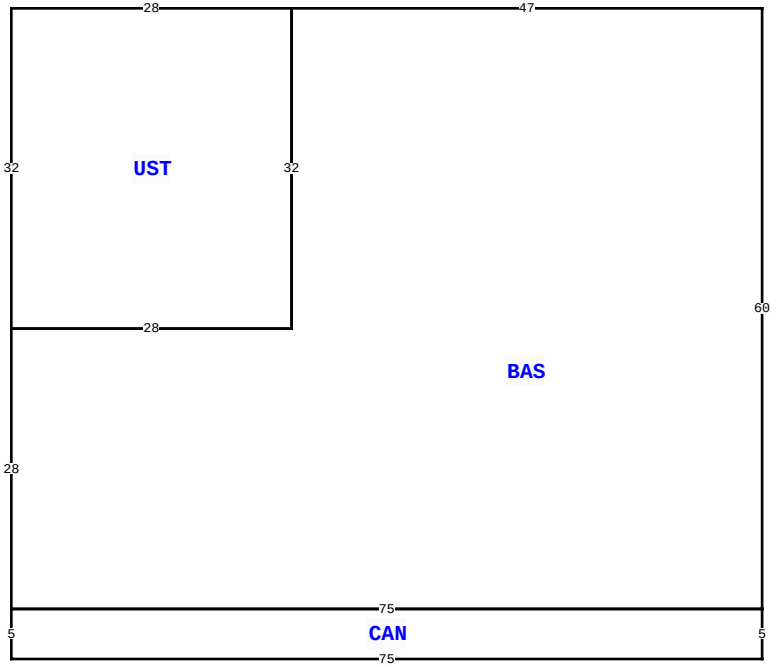
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,604	100		3,604	111,017
CAN	375	30		112	3,450
UST	896	50		448	13,800
TOTALS	4,875			4,164	128,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	4,164	114.0931	51.34	213,780	1985	1985	0	0	0	40.00	60.00

1 PREF M B R 0% - 0 Heated Area: 3604 HX Base Yr



2282 W US HIGHWAY 90 , LAKE CITY

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

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	3,100.00	3,100.00	80	0	0	3	80	2,480	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	128,268
TOTAL MARKET OB/XF VALUE	6,980
TOTAL LAND VALUE - MARKET	437,380
TOTAL MARKET VALUE	572,628
SOH/AGL Deduction	0
ASSESSED VALUE	572,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	572,628
TOTAL JUST VALUE	572,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,628

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						

BUILDING NOTES

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

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	25,221.00	SF		1.00	1.00	0.85	16.00	13.60	343,006							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	26,964.00	SF		1.00	1.00	1.00	3.50	3.50	94,374							

REVIEW DATE 03/25/2026 BY JB Total Acres: 1.20 Total Land Value: 437,380 Market: 0 Agricultural: 0 Common: 437,380 PRINTED 11/16/2026 BY SYS