

COMM SE COR OF SEC, RUN W 703.50
 CONT W 200 FT, N 764.39 FT TO S
 DEG E ALONG S R/W 200 FT, S 846.

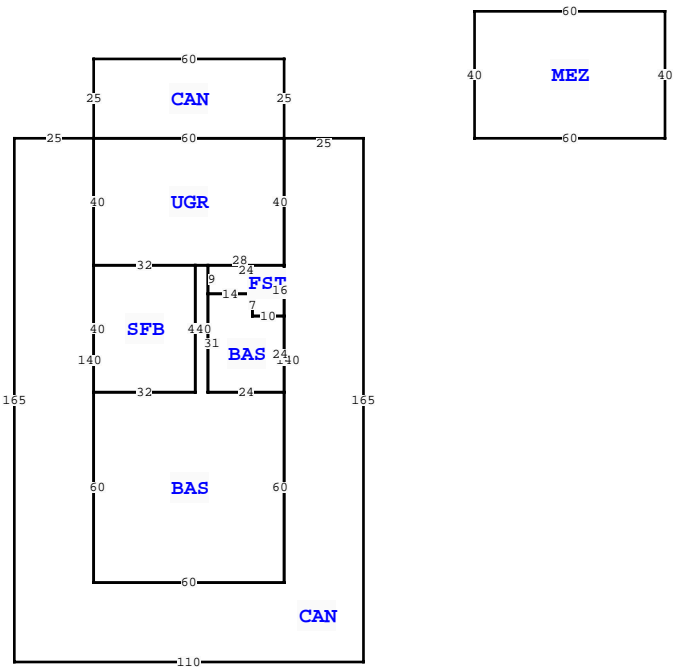
MCDUFFIE MARINE & OUTDOORS, LLC
 1866 W US HWY 90
 LAKE CITY, FL 32055

2026

36-3S-16-02626-004


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	0 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8800	04	10,416	97.2944	43.78	456,012	1991	1991	0	0	0	40.00	60.00
1 PREF M B R 0% - 2025 Heated Area: 5714 HX Base Yr												



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	1100	STORES/1 STORY		06	36316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	674	100		674	17,705		
BAS	3,760	100		3,760	98,768		
CAN	1,500	30		450	11,821		
CAN	9,750	30		2,925	76,834		
FST	286	50		143	3,757		
MEZ	2,400	20		480	12,608		
SFB	1,280	80		1,024	26,899		
UGR	2,400	40		960	25,217		
TOTALS	22,050			10,416	273,607		

1866 W US HIGHWAY 90 , LAKE CITY

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

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	35,698.00	UT	0.90	0.90	40	1993	1993	3	40	12,851	
2	0169	FENCE/WOOD	0	0	0	0	75.00	UT	4.00	4.00	100	1993	1993	3	100	300	
3	0140	CLFENCE	6	0	0	0	1,264.00	UT	3.80	3.80	50	1993	1993	3	50	2,402	
4	0060	CARPORT F	0	0	24	25	600.00	UT	12.00	12.00	50	1993	1993	3	50	3,600	
5	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		273,607	
TOTAL MARKET OB/XF VALUE		21,153	
TOTAL LAND VALUE - MARKET		619,207	
TOTAL MARKET VALUE		913,967	
SOH/AGL Deduction		0	
ASSESSED VALUE		913,967	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		913,967	
TOTAL JUST VALUE		913,967	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		857,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2234	1/05/2024	WD	U	I	30	560,000
GRANTOR: MCDUFFIE MARINE & SPO						
GRANTEE: MCDUFFIE MARINE & O						
0832/0893	5/15/1996	WD	Q	V	03	307,100
GRANTOR: W C MCDUFFIE						
GRANTEE: MCDUFFIE MARINE & S						

BUILDING NOTES												

BUILDING DIMENSIONS												
CAN= N25 W60 S25 E60\$ CAN= E25 S165 W110 N165 E25 S140 E60N140\$ UGR= W60 S40 SFB= S40 E32 N40 W32\$ E32 BAS= S40 W32 S60 E60 N60 BAS= N24 FST= N16 W24 S9 E14 S7 E10\$ W10 N7 W14 S31 E24 \$ W24 N40 W4\$ E28 N40\$ PTR=E60 MEZ= N40 E60 S40W60\$ W60\$.												

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	1100	C	STORE 1FLR	0		CI	200.00	350.00	70,000.00	SF		1.00	1.00	0.75	11.00	8.25	577,500								
2	1100	C	STORE 1FLR	0		CI	0.00	0.00	20,852.00	SF		1.00	1.00	0.60	1.50	0.90	18,767								
3	1100	C	STORE 1FLR	0		CI	0.00	0.00	61,172.00	SF		1.00	1.00	0.25	1.50	0.38	22,940								