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

2027

36-3S-16-02626-004

BUILDING CHARACTERISTICS

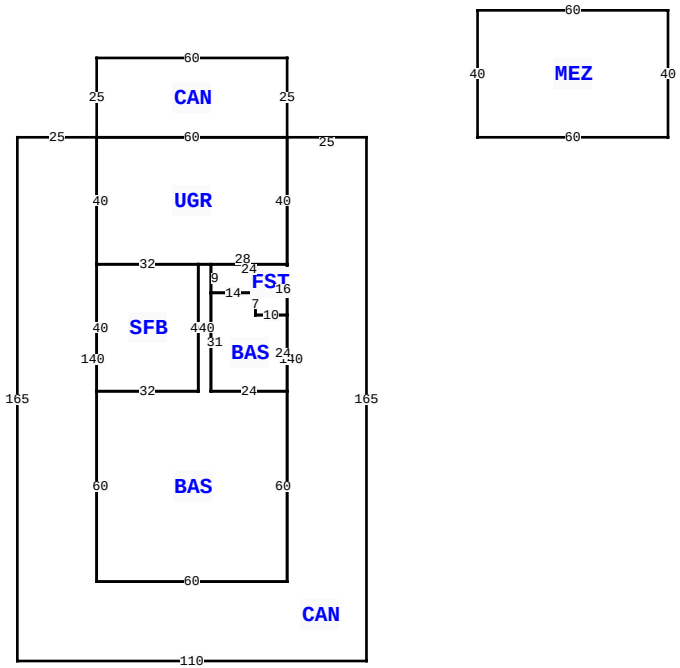
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story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

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



1866 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	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	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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	913,967

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 21,153

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 3.49 Total Land Value: 619,207 Market: 0 Agricultural: 0 Common: 619,207 PRINTED 11/16/2026 BY SYS