COMM SE COR SEC RUN W 488.50
N 739.80 FT FOR POB, CONT N
195.23 FT TO S R/W US-90, NE

HMPM, LLC
461 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

2026

36-3S-16-02626-005

BUILDING CHARACTERISTICS

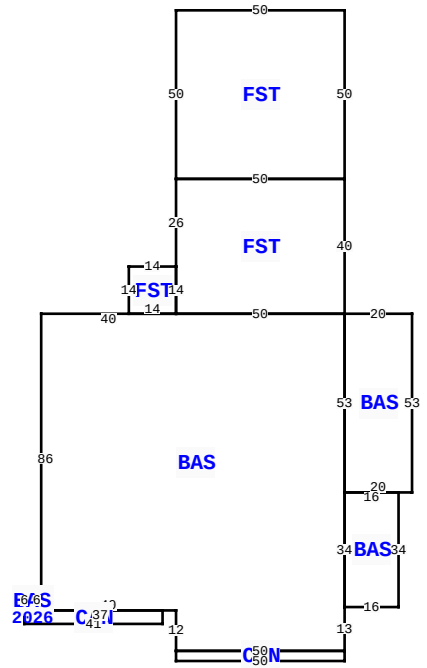
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
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	544	100		544	9,627
BAS	1,060	100		1,060	18,758
BAS	8,520	100		8,520	150,770
BAS	30	100	2026	30	531
CAN	150	30		45	796
CAN	164	30		49	867
FST	196	50		98	1,734
FST	2,000	50		1,000	17,696
FST	2,500	50		1,250	22,120
TOTALS	15,164			12,596	222,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8800	04	12,596	98.3136	44.24	557,247	1982	1982	0	0	20	40.00	40.00

1 PREF M B R 0% - 2023 Heated Area: 10154 HX Base Yr



1782 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	0	108	200	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	0	5	30	150.00	UT	2.00	2.00	100	2002	2002	3	100	300	
4	0260	PAVEMENT-A	0	0	0	0	6,670.00	UT	1.10	1.10	80	2002	2002	3	80	5,870	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	412,396
TOTAL MARKET OB/XF VALUE	6,870
TOTAL LAND VALUE - MARKET	670,824
TOTAL MARKET VALUE	1,090,090
SOH/AGL Deduction	0
ASSESSED VALUE	1,090,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,090,090
TOTAL JUST VALUE	1,090,090
NCON VALUE	478
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,033,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050460	Roof Replacement	75,000	07/29/2024
19563	COMMERCIAL	268	05/06/2002
13898	ADDN COMM	115	04/15/1998
10625	ADDN COMM	105	01/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/872	7/28/2022	WD	Q	I	05	600,000
GRANTOR: WHOLESALE SLEEP DISTR						
GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S86 S2 E40 S12 E50 N13 N34 N53 W50 $
FST=[ORIG=50,-40] N50 W50 S50 E50 $
FST=[ORIG=50,0] N40 W50 S26 S14 E50 $
BAS=[ORIG=50,53] E20 N53 W20 S53 $
BAS=[ORIG=50,87] E16 N34 W16 S34 $
FST=[ORIG=0,-14] W14 S14 E14 N14 $
CAN=[ORIG=-41,88] W4 S4 E41 N4 W37 $
CAN=[ORIG=0,100] S3 E50 N3 W50 $
BAS=[YR=2026;ORIG=-40,88] W5 N6 E5 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,870

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	60,984.00	SF		1.00	1.00	1.00	11.00	11.00	670,824							

REVIEW DATE 03/25/2026 BY TP Total Acres: 1.40 Total Land Value: 670,824 Market: 0 Agricultural: 0 Common: 670,824 PRINTED 06/19/2026 BY SYS

COMM SE COR SEC RUN W 488.50
N 739.80 FT FOR POB, CONT N
195.23 FT TO S R/W US-90, NE

HMPM, LLC
461 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

2026

36-3S-16-02626-005

BUILDING CHARACTERISTICS

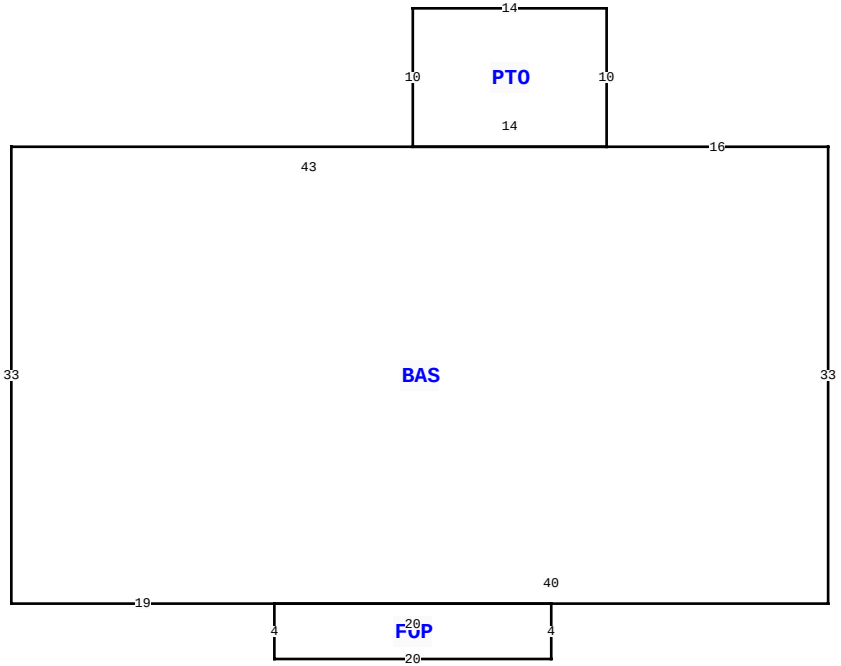
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,947	100		1,947	57,569
FOP	80	30		24	710
PTO	140	5		7	207
TOTALS	2,167			1,978	58,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,978	79.4779	49.28	97,476	1979	1979	0	0	0	40.00	60.00

2 STRG/CONV 0% - 2023 Heated Area: 1947 HX Base Yr



1782 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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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

COLUMBIA COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,090,090
TOTAL JUST VALUE	1,090,090
NCON VALUE	478
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,033,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/872	7/28/2022	WD	Q	I	05	600,000
GRANTOR: WHOLESALE SLEEP DISTR						
GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W14 S10 E14$ W43 S33 E19 FOP= S4 E20 N4 W20$ E40 N33$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/25/2026 BY TP Total Acres: 1.40 Total Land Value: 670,824 Market: 0 Agricultural: 0 Common: 670,824 PRINTED 06/19/2026 BY SYS

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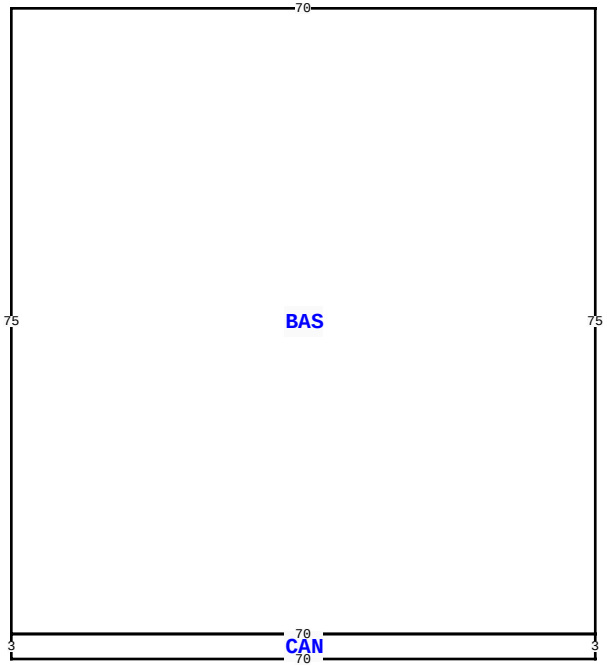
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,250	100		5,250	129,457
CAN	210	30		63	1,553
TOTALS	5,460			5,313	131,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8800	04	5,313	107.4427	48.35	256,884	2002	2002	0	0	20	29.00	51.00

3 PREF M B R 0% - 2023 Heated Area: 5250 HX Base Yr



1782 W US HIGHWAY 90 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S75 CAN= S3 E70 N3 W70$ E70 N75$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/25/2026 BY TP Total Acres: 1.40 Total Land Value: 670,824 Market: 0 Agricultural: 0 Common: 670,824 PRINTED 06/19/2026 BY SYS