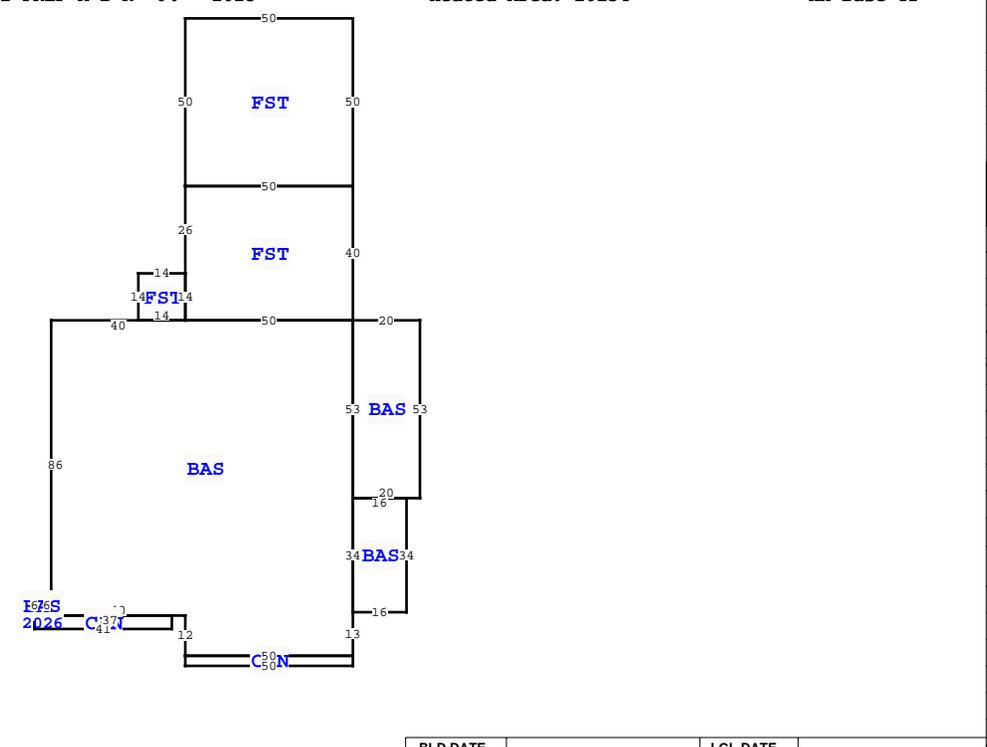




ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	05	STEEL 100
Story Height	10	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

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	47.19	594,405	1982	1982	0	0	20	40.00	40.00		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 3	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	437,870			
TOTAL MARKET OB/XF VALUE	6,870			
TOTAL LAND VALUE - MARKET	609,840			
TOTAL MARKET VALUE	1,054,580			
SOH/AGL Deduction	0			
ASSESSED VALUE	1,054,580			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,054,580			
TOTAL JUST VALUE	1,054,580			
NCON VALUE	510			
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	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 \$

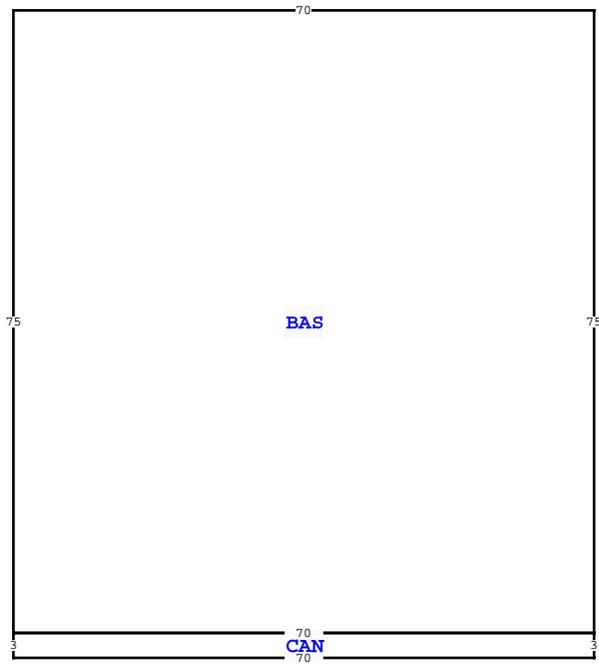
Quality		05 05	
DOR CODE		1100 STORES/1 STORY	
MAP NUM	MKT AREA	06	
NEIGHBORHOOD/LOC		36316.00 1.00/	

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	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	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	

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	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	10.00	10.00	609,840							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
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
BAS	5,250	100	
CAN	210	30	
TOTALS	5,460		
TOTALS		5,313	139,735

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	51.57	273,991	2002	2002	0	0	20	29.00	51.00	
3 PREF M B R 0% - 2023 Heated Area: 5250 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			437,870
TOTAL MARKET OB/XF VALUE			6,870
TOTAL LAND VALUE - MARKET			609,840
TOTAL MARKET VALUE			1,054,580
SOH/AGL Deduction			0
ASSESSED VALUE			1,054,580
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,054,580
TOTAL JUST VALUE			1,054,580
NCON VALUE			510
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	Q	I	05	600,000
GRANTOR: WHOLESale SLEEP DISTR						
GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD U	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

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
1782 W US HIGHWAY 90 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
04/09/2024 MLU																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W70 S75 CAN= S3 E70 N3 W70S E70 N75S.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			