

BEG SE COR OF SEC, RUN W 40 FT
TO W R/W OF CO RD, N ALONG R/W
982 FT FOR POB, RUN SW 64

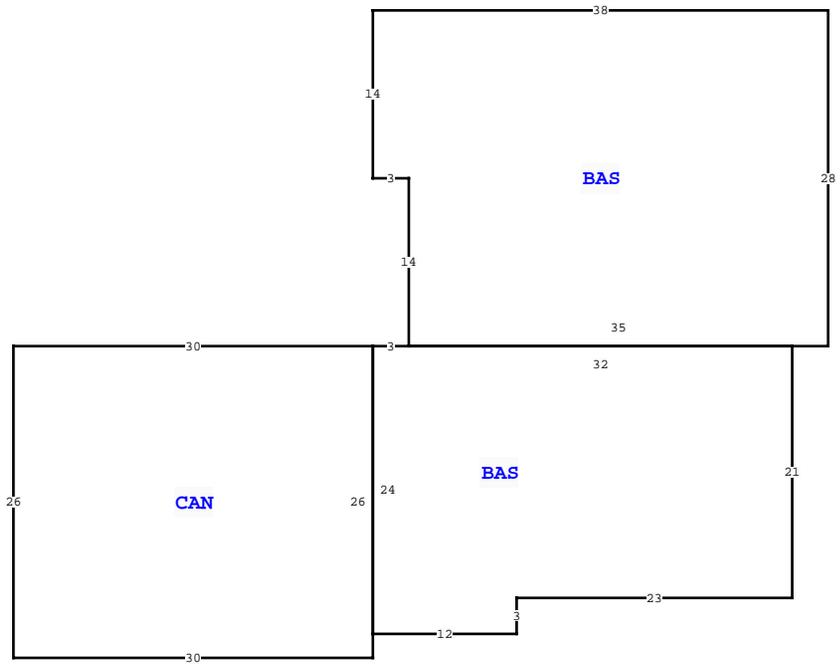
GALAXY US-90 INVESTMENT LLC
404 NW HALL OF FAME DR
LAKE CITY, FL 32055

2026

36-3S-16-02626-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	90
Exterior Wall	28	GLASS THRM	10
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	1900PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	771	100	
BAS	1,022	100	
CAN	780	30	
TOTALS	2,573		2,027 103,225

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5200	04	2,027	124.2034	101.85	206,450	1980	1980	0	0	50.00	50.00		
1 OFFICE MED 0% - 0 Heated Area: 1793 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	103,225			
TOTAL MARKET OB/XF VALUE	30,000			
TOTAL LAND VALUE - MARKET	217,800			
TOTAL MARKET VALUE	351,025			
SOH/AGL Deduction	0			
ASSESSED VALUE	351,025			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	351,025			
TOTAL JUST VALUE	351,025			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	345,988			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047644	Signs - New or Ex	13,242	07/11/2023
31195	REMODEL	260	06/24/2013
24560	REMODEL	200	05/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2719	6/22/2018	WD	U	I	12	385,000
GRANTOR: COLUMBIA BANK FKA COL						
GRANTEE: GALAXY US-90 INVEST						
0689/0588	6/26/1989	WD	U	I		230,000
GRANTOR: ANCHOR SAVINGS						
GRANTEE: COLUMBIA CO BANK						

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	1980	1980	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0168	PNEUMATIC	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	0	0	3	100	10,000	
4	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	

TOTAL OB/XF														30,000										
LAND DESCRIPTION																								
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	1910	C	MEDIC OFF	0		CI	187.00	0.00	21,780.00	SF		1.00	1.00	1.00	10.00	10.00	217,800							

BUILDING NOTES													
<p>BAS= W38 S14 E3 S14 BAS= W3 CAN= W30 S26 E30 N26\$ S24 E12N3 E23 N21 W32\$ E35 N28\$.</p>													

LAND DESCRIPTION														TOTAL OB/XF				30,000						
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	1910	C	MEDIC OFF	0		CI	187.00	0.00	21,780.00	SF		1.00	1.00	1.00	10.00	10.00	217,800							