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

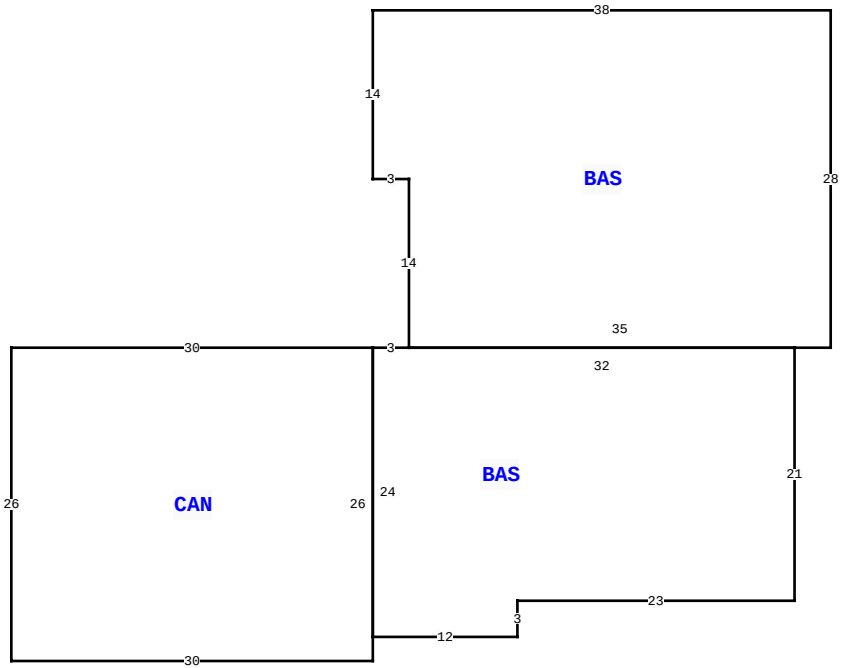
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	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	1900	PROFESS SVC/BLD
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	771	100		771	37,347
BAS	1,022	100		1,022	49,506
CAN	780	30		234	11,335
TOTALS	2,573			2,027	98,188

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	96.88	196,376	1980	1980	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 1793 HX Base Yr



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

1720 W US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,188
TOTAL MARKET OB/XF VALUE	30,000
TOTAL LAND VALUE - MARKET	239,580
TOTAL MARKET VALUE	367,768
SOH/AGL Deduction	0
ASSESSED VALUE	367,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,768
TOTAL JUST VALUE	367,768
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S14 E3 S14 BAS= W3 CAN= W30 S26 E30 N26$ S24 E12N3 E23 N21 W32$ E35 N28$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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	1910	C	MEDIC OFF	0		CI	187.00	0.00	21,780.00	SF		1.00	1.00	1.00	11.00	11.00	239,580							

REVIEW DATE 03/25/2026 BY JB Total Acres: 0.50 Total Land Value: 239,580 Market: 0 Agricultural: 0 Common: 239,580 PRINTED 06/19/2026 BY SYS