COMM SW COR OF SE1/4, E 203.55 F SR-247, NE 41 DEG ALONG R/W 118. 42.96 FT, E 175.16 FT FOR POB, C

MSNF PROPERTY MANAGEMENT LLC
5700 SW 34TH ST, STE 203
GAINESVILLE, FL 32608

2027

36-3S-16-02637-003

BUILDING CHARACTERISTICS

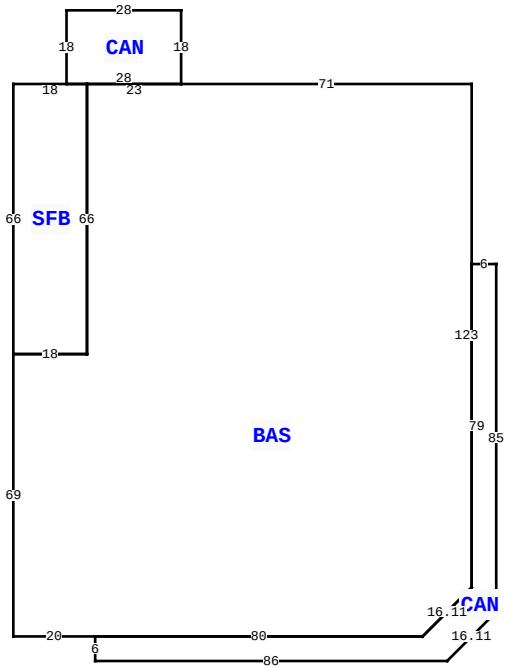
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		6 100
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	36316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,860	100		13,860	824,800
CAN	504	30		151	8,986
CAN	1,134	30		340	20,233
SFB	1,188	80		950	56,534
TOTALS	16,686			15,301	910,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3501	04	15,301	88.8179	88.82	1,359,035	2000	2000	0	0	0	33.00	67.00

1 DRUG CHAIN 0% - 2026 Heated Area: 15048 HX Base Yr



2094 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	45,424.00	UT	1.10	1.10	100	2000	2000	3	100	49,966	
2	0166	CONC,PAVMT	0	0	0	0	3,374.00	UT	2.00	2.00	100	2000	2000	3	100	6,748	
3	0253	LIGHTING	0	0	0	0	10.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	10,000	
4	0169	FENCE/WOOD	0	0	0	0	70.00	UT	6.00	6.00	100	2000	2000	3	100	420	
5	0120	CLFENCE 4	0	0	0	0	1,000.00	UT	2.50	2.50	100	2000	2000	3	100	2,500	
6	0295	SPKLR SYS	0	0	0	0	15,048.00	UT	1.50	1.50	100	2000	2000	3	100	22,572	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	910,553
TOTAL MARKET OB/XF VALUE	92,206
TOTAL LAND VALUE - MARKET	1,857,398
TOTAL MARKET VALUE	2,860,157
SOH/AGL Deduction	0
ASSESSED VALUE	2,860,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,860,157
TOTAL JUST VALUE	2,860,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,860,157

SALE:1:1: ORB 887-788 THRU 794,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044105	Roof Replacement	150,579	04/05/2022
3849	REMODEL	70	08/11/2006
1849	COMMERCIAL	4,800	06/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1251	6/10/2026	WD	U	I	37	4,556,700
GRANTOR:1897 DEL PRADO BLVD,						
GRANTEE:MSNF PROPERTY MANAG						
1557/1724	12/30/2025	WD	U	I	37	4,436,000
GRANTOR:CP THUNDER FS LLC						
GRANTEE:1897 DEL PRADO BLVD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 CAN= N18 W28 S18 E28$ W23 SFB= W18 S66 E18 N66$ S66 W18 S69 E20 CAN= S6 E86 R12 U12 N85 W6 S79 D12 L12 W80$ E80 R12 U12 N123$.

LAND DESCRIPTION

TOTAL OB/XF 92,206

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			0.00	0.00	87,120.00	SF		1.00	1.00	1.30	16.00	20.80	1,812,096							
2	1001	C	MISC COMMERC	0			0.00	0.00	2,178.00	SF		1.00	1.00	1.30	16.00	20.80	45,302							

REVIEW DATE 03/23/2026 BY ME Total Acres: 2.05 Total Land Value: 1,857,398 Market: 0 Agricultural: 0 Common: 1,857,398 PRINTED 11/16/2026 BY SYS