COMM SE COR OF NE1/4 OF SE1/4, W
756.80 FT FOR POB, CONT NW 309.2
FT TO S R/W OF US-90, E 258.70 F

LKQ SOUTHEAST INC
500 WEST MADISON ST SUITE 2800
CHICAGO, IL 60661

2027

36-3S-17-07398-001

BUILDING CHARACTERISTICS

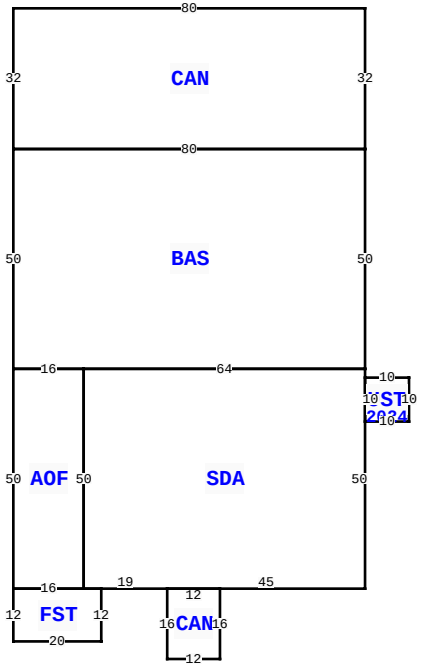
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	110		880	14,272
BAS	4,000	100		4,000	64,872
CAN	192	30		58	941
CAN	2,560	30		768	12,455
FST	240	50		120	1,946
SDA	3,200	110		3,520	57,088
UST	100	40	2024	40	649
TOTALS	11,092			9,386	152,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	9,386	71.1434	27.03	253,704	1984	1984	0	0	0	40.00	60.00

1 PREF M B A 0% - 2022 Heated Area: 8000 HX Base Yr



4686 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	657,204
TOTAL MARKET OB/XF VALUE	107,318
TOTAL LAND VALUE - MARKET	481,600
TOTAL MARKET VALUE	1,246,122
SOH/AGL Deduction	0
ASSESSED VALUE	1,246,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,246,122
TOTAL JUST VALUE	1,246,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,246,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27021	ADDN COMM	700	05/19/2008
24854	STORAGE	95	08/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/188	12/23/2021	WD	U	I	30	5,000,000
GRANTOR: LC CASTLE PROPERTIES						
GRANTEE: LKQ SOUTHEAST INC						
1350/1434	12/21/2017	WD	U	V	30	205,000
GRANTOR: VICKY LEVENE						
GRANTEE: LC CASTLE PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W80 S50 E16 E64 N50 $
SDA=[ORIG=-64,50] S50 E19 E45 N50 W64 $
CAN=[ORIG=0,0] N32 W80 S32 E80 $
AOF=[ORIG=-80,50] S50 E16 N50 W16 $
FST=[ORIG=-64,100] W16 S12 E20 N12 W4 $
CAN=[ORIG=-45,100] S16 E12 N16 W12 $
UST=[YR=2024;ORIG=0,52] E10 S10 W10 N10 $
.

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	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,500	
2	0140	CLFENCE 6	0	0	0	0	6,400.00	UT	7.50	7.50	100	1998	1998	3	100	48,000	
3	0260	PAVEMENT-A	0	0	0	0	20,700.00	UT	2.00	2.00	100	1998	1998	3	100	41,400	
4	0020	BARN,FR	0	0	17	21	357.00	UT	12.00	12.00	100	1998	1998	3	100	4,284	
5	0251	LEAN TO W/	0	0	0	0	1,517.00	UT	4.00	4.00	50	1998	1998	3	50	3,034	
6	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,000	
7	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	
8	0070	CARPORT UF	0	0	0	0	2.00	UT	500.00	500.00	100	2024	2023		100	1,000	
9	0070	CARPORT UF	0	0	0	0	2.00	UT	800.00	800.00	100	2024	2023		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 107,318

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	4800	C	WAREHOUSE	0		I	0.00	0.00	25.95	AC		1.00	1.00	0.50	16,000.00	8,000.00	207,600							
2	1001	C	MISC COMMERC	0		I	0.00	0.00	34.25	AC		1.00	1.00	0.50	16,000.00	8,000.00	274,000							

REVIEW DATE 02/23/2026 BY JB Total Acres: 60.20 Total Land Value: 481,600 Market: 0 Agricultural: 0 Common: 481,600 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NE1/4 OF SE1/4, W
756.80 FT FOR POB, CONT NW 309.2
FT TO S R/W OF US-90, E 258.70 F

LKQ SOUTHEAST INC
500 WEST MADISON ST SUITE 2800
CHICAGO, IL 60661

2027

36-3S-17-07398-001

BUILDING CHARACTERISTICS

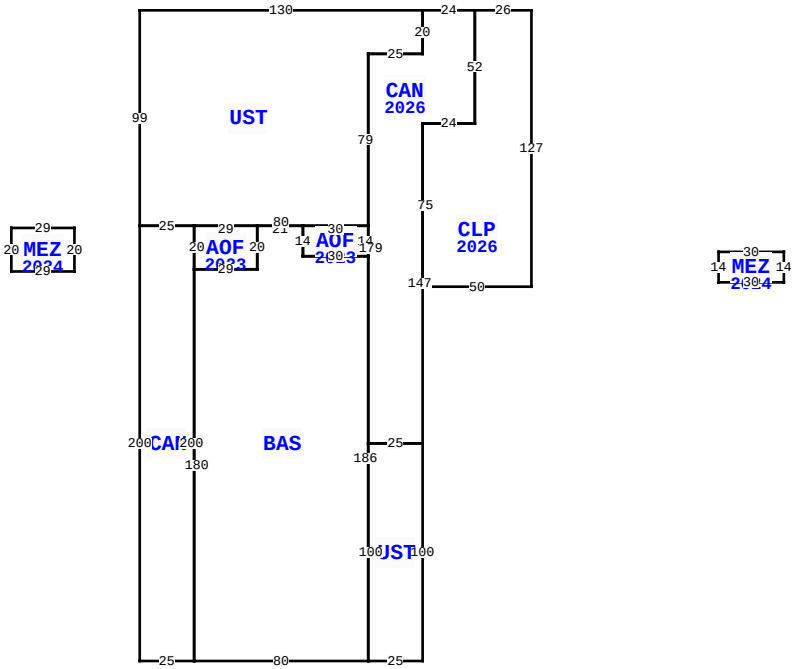
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Interior Wall	01	MINIMUM 100
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Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	420	110	2023	462	8,668
AOF	580	110	2023	638	11,970
BAS	15,000	100		15,000	281,421
CAN	5,000	30		1,500	28,142
CAN	5,723	30	2026	1,717	32,213
CLP	5,102	40	2026	2,041	38,292
MEZ	420	20	2024	84	1,576
MEZ	580	20	2024	116	2,176
UST	2,500	40		1,000	18,761
UST	10,895	40		4,358	81,762
TOTALS	46,220			26,916	504,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	26,916	78.3590	29.78	801,558	1998	1998	0	0	0	37.00	63.00

2 PREF M B A 0% - 2022 Heated Area: 16000 HX Base Yr



4686 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL JUST VALUE	1,246,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,246,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LKQ SOUTHEAST INC						
1350/1434	12/21/2017	WD	U	V	30	205,000
GRANTOR: VICKY LEVENE						
GRANTEE: LC CASTLE PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-155,119] S180 E80 N186 W30 N14 W21 S20 W29 $
UST=[ORIG=-50,0] W130 S99 E25 E80 N79 E25 N20 $
CAN=[ORIG=-180,99] S200 E25 N200 W25 $
UST=[ORIG=-75,199] S100 E25 N100 W25 $
AOF=[YR=2023;ORIG=-126,99] S20 W29 N20 E29 $
MEZ=[YR=2024;ORIG=-239,100] E29 S20 W29 N20 $
AOF=[YR=2023;ORIG=-75,99] S14 W30 N14 E30 $
MEZ=[YR=2024;ORIG=86,111] E30 S14 W30 N14 $
CAN=[YR=2026;ORIG=-75,199] E25 N147 E24 N52 W24 S20 W25 S179 $
CLP=[YR=2026;ORIG=-26,0] E26 S127 W50 N75 E24 N52 $
.

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

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 02/23/2026 BY JB Total Acres: 60.20 Total Land Value: 481,600 Market: 0 Agricultural: 0 Common: 481,600 PRINTED 11/17/2026 BY SYS