COMM INTERS OF N R/W US-90 & E L OF NW1/4 OF SW1/4, RUN NE ALONG 42.15 FT TO E LINE OF A 66 FT CO

LCPP LLC
PO BOX 357742
GAINESVILLE, FL 32635

2022

31-3S-17-05948-000

45

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
ity	04	04
ODE	1900	PROFESS SVC/BLD

MAP NUM		MKT AREA	06
NEIGHBORHOOD	31317.00		1.00

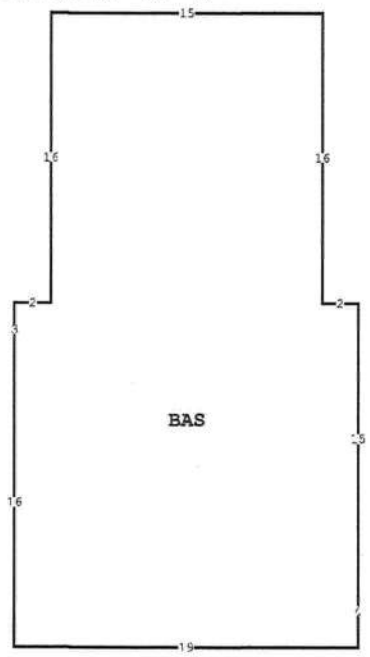
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	601	100	601	22,775
TOTALS	601		601	22,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	601	99.7221	75.79	45,550	1989	1989	0	0	0	50.00	50.00

3 RES F/FOOD - 0% - 0

HX Base Yr



80' lot frontage

1389 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	4,748,865
TOTAL MARKET OB/XF VALUE	256,246
TOTAL LAND VALUE - MARKET	1,221,609
TOTAL MARKET VALUE	6,226,720
SOH/AGL Deduction	0
ASSESSED VALUE	6,226,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,226,720
TOTAL JUST VALUE	6,226,720
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,424,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0451	11/22/2016	WD	Q	I	01	9,350,000
GRANTOR: WHARTON INVESTMENT GR						
GRANTEE: LCPP LLC						
0787/0830	3/04/1994	WD	U	I	12	1,200,000
GRANTOR: W G LASSITER JR						
GRANTEE: WHARTON INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S16 W2 S3 S16 E19 N4 N15 W2 N16 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	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

REVIEW DATE 12/15/2021 BY MEJC Total Acres: 15.66 Total Land Value: 1,221,609 Market: 0 Agricultural: 0 Common: 1,221,609 PRINTED 05/19/2022