COMM SE COR SEC RUN W 488.50
N 739.80 FT FOR POB, CONT N
195.23 FT TO S R/W US-90, NE

HMPM, LLC
461 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

2024

36-3S-16-02626-005

BUILDING CHARACTERISTICS

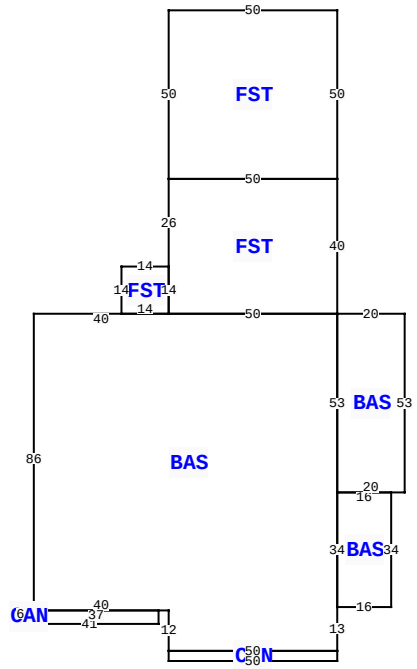
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
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	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	544	100	544	8,985
BAS	1,060	100	1,060	17,507
BAS	8,520	100	8,520	140,716
CAN	150	30	45	743
CAN	172	30	52	859
FST	196	50	98	1,618
FST	2,000	50	1,000	16,516
FST	2,500	50	1,250	20,645
TOTALS	15,142		12,569	207,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8800	04	12,569	98.3136	41.29	518,974	1982	1982	0	0	20	40.00	40.00

1 PREF M B R – 0% - 2023 Heated Area: 10124 HX Base Yr



1782 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	391,342
TOTAL MARKET OB/XF VALUE	6,870
TOTAL LAND VALUE - MARKET	609,840
TOTAL MARKET VALUE	1,008,052
SOH/AGL Deduction	15,652
ASSESSED VALUE	992,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	992,400
TOTAL JUST VALUE	1,008,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	902,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19563	COMMERCIAL	268	05/06/2002
13898	ADDN COMM	115	04/15/1998
10625	ADDN COMM	105	01/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/872	7/28/2022	WD	Q	I	05	600,000
GRANTOR: WHOLESALE SLEEP DISTR						
GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S86 CAN= W4 S6 E41 N4 W37 N2$ S2 E40 S12 CAN= S3E50 N3 W50$ E50 N13 BAS= E16 N34 W16 S34$ N34 BAS= E20 N53W20 S53$ N53 FST= N40 FST= N50 W50 S50 E50$ W50 S26 FST= W14 S14 E14 N14$ S14 E50$ W50$.

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	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	0	108	200	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	0	5	30	150.00	UT	2.00	2.00	100	2002	2002	3	100	300	
4	0260	PAVEMENT-A	0	0	0	0	6,670.00	UT	1.10	1.10	80	2002	2002	3	80	5,870	

LAND DESCRIPTION

TOTAL OB/XF 6,870

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		CI	0.00	0.00	60,984.00	SF		1.00	1.00	1.00	10.00	10.00	609,840							

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.40 Total Land Value: 609,840 Market: 0 Agricultural: 0 Common: 609,840 PRINTED 07/03/2024 BY SYS

COMM SE COR SEC RUN W 488.50
N 739.80 FT FOR POB, CONT N
195.23 FT TO S R/W US-90, NE

HMPM, LLC
461 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

2024

36-3S-16-02626-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

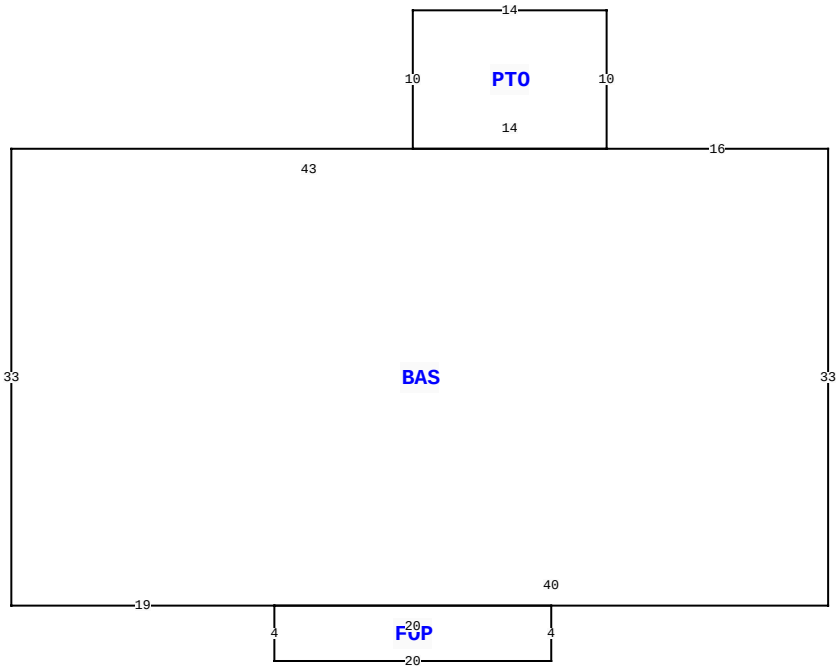
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	51,062
FOP	80	30	24	629
PTO	140	5	7	184
TOTALS	2,167		1,978	51,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,978	79.4779	43.71	86,458	1979	1979	0	0	0	40.00	60.00

2 STRG/CONV - 0% - 2023 Heated Area: 1947 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/09/2024 MLU
AG DATE	

1782 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	1,008,052
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ASSESSED VALUE	992,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	992,400
TOTAL JUST VALUE	1,008,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	902,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/872	7/28/2022	WD	Q	I	05	600,000
GRANTOR: WHOLESALE SLEEP DISTR						
GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W14 S10 E14$ W43 S33 E19 FOP= S4 E20 N4 W20$ E40 N33$.

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	CLS	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 07/11/2023 BY KS Total Acres: 1.40 Total Land Value: 609,840 Market: 0 Agricultural: 0 Common: 609,840 PRINTED 07/03/2024 BY SYS

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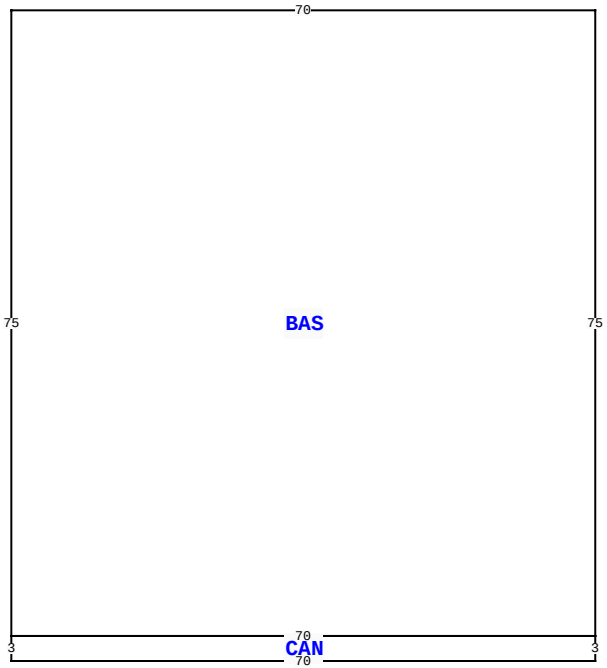
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,250	100	5,250	130,313
CAN	210	30	63	1,564
TOTALS	5,460		5,313	131,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8800	04	5,313	107.4427	45.13	239,776	2002	2002	0	0	20	25.00	55.00

3 PREF M B R – 0% - 2023 Heated Area: 5250 HX Base Yr



1782 W US HIGHWAY 90 , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	902,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: WHOLESALE SLEEP DISTR						
GRANTEE: HMPM, LLC						
0632/0547	9/16/1987	WD	U	I		365,000
GRANTOR: MUSKEWITZ MILTON						
GRANTEE: POTTLE CHRIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S75 CAN= S3 E70 N3 W70$ E70 N75$.

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	CLS	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 07/11/2023 BY KS Total Acres: 1.40 Total Land Value: 609,840 Market: 0 Agricultural: 0 Common: 609,840 PRINTED 07/03/2024 BY SYS