

C DIV: S1/2 BLOCK 6 EX R/W.
720-518, 910-2100, 945-2037, 945

GATEWAY BUSINESS SOLUTIONS, LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

00-00-00-12638-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	1700 OFFICE BLD 1STY	
MAP NUM		06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,896	100		2,896	108,615
TOTALS	2,896			2,896	108,614

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4900	04	2,896	101.3584	75.01	217,229	1973	1990	0	0	0 50.00	50.00	
1 OFFICE LOW 0% - 2023 Heated Area: 2896 HX Base Yr												

291 NW MAIN BLVD, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,800	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	1700	C	1STORY OFF	0		*C-CB	05.00	150.00	15,750.00	SF		1.00	1.00	1.00	4.50	4.50

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		108,614	
TOTAL MARKET OB/XF VALUE		6,300	
TOTAL LAND VALUE - MARKET		70,875	
TOTAL MARKET VALUE		185,789	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,789	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,789	
TOTAL JUST VALUE		185,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00787			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/986	3/22/2022	PR	U	I	19	300,000
GRANTOR: MENA MARY K						
GRANTEE: GATEWAY BUSINESS SO						
1335/0107	3/31/2017	WD	Q	I	01	199,000
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: CESAR E & MARY K ME						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS= W85 S43 E20 N22 E12 S11 E21 N11 E12 S22 E20 N43\$.																