S DIV: BEG NW COR LOT 9 BAKER HE
31.53 FT FOR POB, CONT E 276.39
E 132.85 FT TO W R/W FIRST ST, S

CORNERSTONE PARTNERS LIMITED
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

2026

00-00-00-13893-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

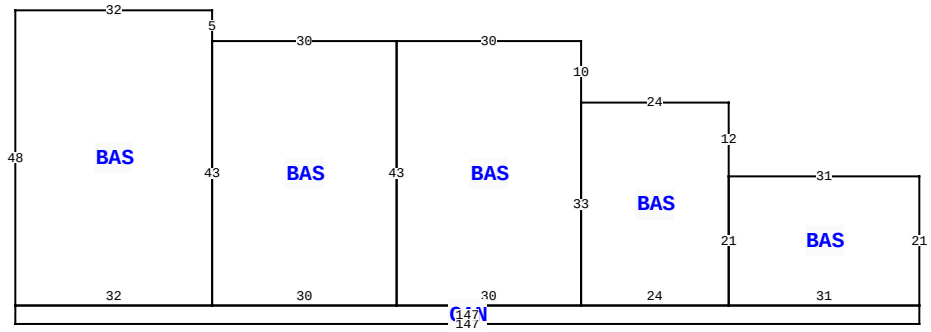
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		5 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100		651	35,144
BAS	792	100		792	42,756
BAS	1,290	100		1,290	69,641
BAS	1,290	100		1,290	69,641
BAS	1,536	100		1,536	82,921
CAN	441	30		132	7,126
TOTALS	6,000			5,691	307,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	5,691	112.4679	71.98	409,638	2004	2004	0	0	0	25.00	75.00

2 SHOP NBHD 0% - 0 Heated Area: 5559 HX Base Yr



363 SW BAYA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	307,228
TOTAL MARKET OB/XF VALUE	10,950
TOTAL LAND VALUE - MARKET	133,587
TOTAL MARKET VALUE	451,765
SOH/AGL Deduction	0
ASSESSED VALUE	451,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,765
TOTAL JUST VALUE	451,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,958

PRCL:0:1: DOR 2008 IDS
PRMT:4:1: LITTLE CAESAR'S PIZZA
PRMT:3:1: CAMPBELL STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-112	REMODEL	75	03/27/2014
2377	REMODEL	75	10/24/2011
3055	REMODEL	112	09/29/2004
2939	REMODEL	75	05/12/2004
2856	COMMERCIAL	1,179	12/30/2003
1603	COMMERCIAL	3,109	07/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/1021	1/05/2016	WD	U	I	30	2,835,000
GRANTOR: WESTFIELD GROUP LLP						
GRANTEE: CORNERSTONE PARTNER						
1002/1996	12/18/2003	WD	Q	V		234,900
GRANTOR: MOMEX FOODS INC						
GRANTEE: WESTFIELD GROUP LLP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= N12 W24 BAS= N10 W30 BAS= W30 BAS= N5 W32 S48 CAN= S3 E147 N3 W147$ E32 N43$ S43 E30 N43$ S43 E30 N33$ S33 E24 N21$ S21 E31 N21$.

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	60	180	10,800.00	UT	1.10	1.10	75	2004	2004	3	75	8,910	
2	0166	CONC,PAVMT	0	0	0	0	1,020.00	UT	2.00	2.00	100	2004	2004	3	100	2,040	

LAND DESCRIPTION

TOTAL OB/XF 10,950

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	1610	C	SH CTR NHD	0		00	0.00	0.00	29,686.00	SF		1.00	1.00	1.00	4.50	4.50	133,587							

REVIEW DATE 05/08/2024 BY TP Total Acres: 0.68 Total Land Value: 133,587 Market: 0 Agricultural: 0 Common: 133,587 PRINTED 11/06/2025 BY SYS