LOT 8 & WEST 40 FT OF LOT 7 & PA 9, INTERSTATE COMMERCE CENTER S/ LOT 9 DESC AS FOLLOWS: BEG AT NW

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

2026

02-4S-16-02714-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

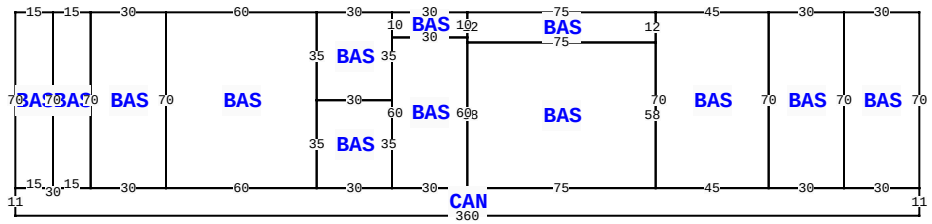
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	6,395
BAS	900	100		900	19,184
BAS	1,050	100		1,050	22,382
BAS	1,050	100		1,050	22,382
BAS	1,050	100		1,050	22,382
BAS	1,050	100		1,050	22,382
BAS	1,800	100		1,800	38,369
BAS	2,100	100		2,100	44,764
BAS	2,100	100		2,100	44,764
BAS	2,100	100		2,100	44,764
TOTALS	29,160			26,388	562,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	26,388	83.2580	53.29	1,406,217	1988	1988	10	0	0	50.00	40.00

1 SHOP NBHD 0% - 0 Heated Area: 25200 HX Base Yr



** This building has 14 Sub-Areas

484 SW COMMERCE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	562,487
TOTAL MARKET OB/XF VALUE	35,395
TOTAL LAND VALUE - MARKET	762,381
TOTAL MARKET VALUE	1,360,263
SOH/AGL Deduction	0
ASSESSED VALUE	1,360,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,360,263
TOTAL JUST VALUE	1,360,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,360,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-103	REMODEL	0	03/01/2018
154	REMODEL	313	04/20/2007
2576	REMODEL	319	02/03/2003
2526	REMODEL	150	11/26/2002
1589	REMODEL	10	07/13/1999
1589	REMODEL	10	07/13/1999

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 LTD						
GRANTEE: CORNERSTONE PARTNER						
0799/2149	12/29/1994	WD	U	I	35	825,000
GRANTOR: PEOPLES SOUTHWEST REA						
GRANTEE: WESTFIELD GROUP LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N70 W30 S70 E30$ CAN= W30 BAS= N70 W30 S70 E30$ W30BAS= N70 W45 S70 E45$ W45 BAS= N58 BAS= N12 W75 S12 E75$ W75 S58 E75$ W75 BAS= N60 BAS= N10 W30 S10 E30$ W30 S60 E30$ W30 BAS= N35 W30 S35E30$ W30 BAS= N35 BAS= E30 N35 W30 S35$ N35 W60 S70 E60$ W60 BAS= N70 W30 S70 E30$ W30 BAS= N70 W15 S70 E15$ W30 BAS= E15 N70 W15 S70$ S11 E360 N11$.

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	0	0	1.00	UT	29,900.00	29,900.00	50	0	0	3	50	14,950	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	22,890.00	22,890.00	50	0	0	3	50	11,445	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 35,395

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		CG	0.00	0.00	211,702.00	SF		1.00	1.00	0.36	10.00	3.60	762,127							
2	9601	C	RETENTION AR	0		CG	0.00	0.00	1.45	AC		1.00	1.00	1.00	175.00	175.00	254							

REVIEW DATE 04/23/2024 BY TP Total Acres: 6.31 Total Land Value: 762,381 Market: 0 Agricultural: 0 Common: 762,381 PRINTED 10/01/2025 BY SYS