LOT 9 INTERSTATE COMMERCE CENTER
AT NW COR OF LOT 8, RUN S65W 212
E 205.95 FT TO S R/W OF SW COMME

WESTFIELD GROUP LTDS LIMITED
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

2026

02-4S-16-02714-012

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		20 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

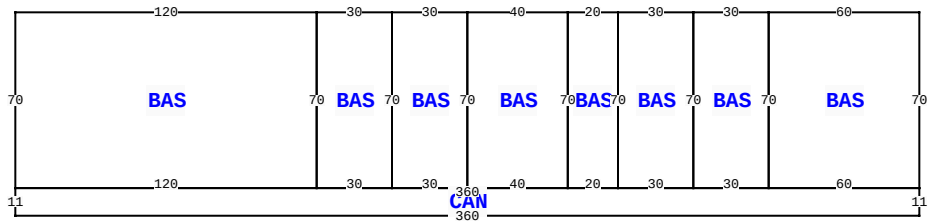
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	27,686
BAS	2,100	100		2,100	41,530
BAS	2,100	100		2,100	41,530
BAS	2,100	100		2,100	41,530
BAS	2,100	100		2,100	41,530
BAS	2,800	100		2,800	55,373
BAS	4,200	100		4,200	83,059
BAS	8,400	100		8,400	166,118
CAN	3,960	30		1,188	23,494
TOTALS	29,160			26,388	521,849

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	77.2540	49.44	1,304,623	1987	1987	10	0	0	50.00	40.00

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



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	521,849
TOTAL MARKET OB/XF VALUE	32,395
TOTAL LAND VALUE - MARKET	454,766
TOTAL MARKET VALUE	1,009,010
SOH/AGL Deduction	0
ASSESSED VALUE	1,009,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,009,010
TOTAL JUST VALUE	1,009,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,009,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202100192	REMODEL		03/24/2021
18-235	REMODEL	0	05/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0799/2149	12/29/1994	WD	U	I	35	825,000
GRANTOR: PEOPLES SOUTHWEST REA						
GRANTEE: WESTFIELD GROUP LTD						
0776/1800	3/31/1993	WD	U	I	35	656,800
GRANTOR: THE FIRST F A						
GRANTEE: PEOPLES SW REAL EST						

426 SW COMMERCE DR, LAKE CITY

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

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	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 BAS= W30 BAS= W30 BAS= W 20 BAS= W40 BAS= W30 BAS= W30 BAS= W120 S70 E120 N70$ S70 E30 N 70$ S70 E30 N70$ S70 E40 N70$ S70 E20 N70$ S70 E30 N70$ S70 E30 N70$ S70 E60 CAN= W360 S11 E360 N11$ N70$.

LAND DESCRIPTION

TOTAL OB/XF 32,395

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	126,324.00	SF		1.00	1.00	0.36	10.00	3.60	454,766							

REVIEW DATE 08/25/2023 BY JB Total Acres: 2.90 Total Land Value: 454,766 Market: 0 Agricultural: 0 Common: 454,766 PRINTED 11/06/2025 BY SYS