LOT 3 WINDSWEPT INDUSTRIAL S/D
PHASE 1. ORB 976-1301,
SWD 1032-1640, WD 1043-1273,

CORNERSTONE PARTNERS LIMITED
PARTNERSHIP, P O BOX 1208
LAKE CITY, FL 32056

2026

24-4S-16-03120-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

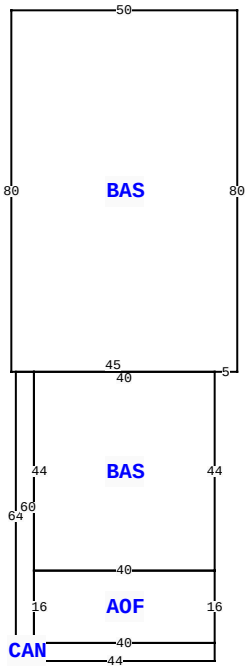
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	640	110		704	14,148
BAS	1,760	100		1,760	35,371
BAS	4,000	100		4,000	80,388
CAN	416	30		125	2,512
TOTALS	6,816			6,589	132,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	6,589	72.4500	27.53	181,395	2003	2003	0	0	0	27.00	73.00

1 PREF M B A 0% - 0 Heated Area: 6400 HX Base Yr



470 SW ARROWHEAD TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,276
TOTAL MARKET OB/XF VALUE	21,188
TOTAL LAND VALUE - MARKET	84,500
TOTAL MARKET VALUE	382,964
SOH/AGL Deduction	0
ASSESSED VALUE	382,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,964
TOTAL JUST VALUE	382,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,260

LAND:1:3: CORNER LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24810	ADDN COMM	1,340	08/01/2006
23190	ADDN COMM	348	05/24/2005
20806	COMMERCIAL	299	10/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/2503	2/15/2013	WD	U	I	12	199,000
GRANTOR: GATEWAY BANK OF CENTR						
GRANTEE: CORNERSTONE PARTNER						
1204/1624	10/28/2010	WD	U	I	12	654,800
GRANTOR: WILLEMS CUSTOM WOODWO						
GRANTEE: GATEWAY BANK OF CEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 CAN= W4 S64 E44 N4 W40 N60$ S44 AOF= S16 E40 N16 W40$ E40 N44$ BAS= E5 N80 W50 S80 E45$.

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	5,270.00	UT	1.60	1.60	75	2003	2003	3	75	6,324	
2	0140	CLFENCE 6	0	0	0	0	860.00	UT	7.50	7.50	100	2003	2003	3	100	6,450	
3	0161	3-STRAND B	0	0	0	0	860.00	UT	1.30	1.30	100	2003	2003	3	100	1,118	
4	0166	CONC,PAVMT	0	0	0	0	3,448.00	UT	2.00	2.00	100	0	0	3	100	6,896	
5	0251	LEAN TO W/	0	0	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 21,188

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	4800	C	WAREHOUSE	0		I	0.00	0.00	1.69	AC		1.00	1.00	1.00	50,000.00	50,000.00	84,500							

REVIEW DATE 02/20/2025 BY KS Total Acres: 1.69 Total Land Value: 84,500 Market: 0 Agricultural: 0 Common: 84,500 PRINTED 11/18/2025 BY SYS

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Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

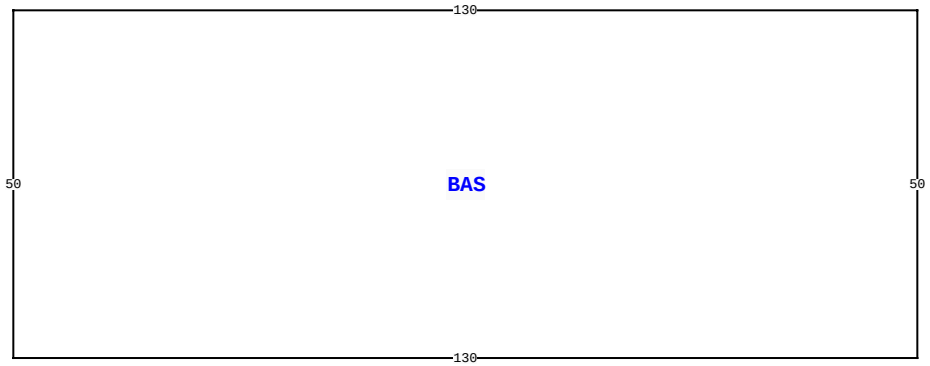
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,500	100		6,500	144,858
TOTALS	6,500			6,500	144,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	04	6,500	80.5980	28.21	183,365	2006	2006	0	0	0	21.00	79.00

2 PREF M B S 0% - 0 Heated Area: 6500 HX Base Yr



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GRANTEE: GATEWAY BANK OF CEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S50 E130 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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