

BEG INTERS OF W R/W OF 40 FT CIT
BAYA AVE, RUN S 521.85 FT, NW 27
OF US-90, NE ALONG R/W APPROX 53

NORTH FLORIDA INVESTMENTS LLC
6440 W NEWBERRY RD STE 401
GAINESVILLE, FL 32614

2026

31-3S-17-05938-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	03	03
DOR CODE	1100 STORES/1 STORY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	20,289
TOTALS	1,488			1,488	20,289

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1100	C	STORE 1FLR	0		*I	510.00	137.00	64,875.00

REVIEW DATE 04/11/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8400	06	1,488	73.7100	27.27	40,578	1955	1955	0	0	0	50.00	50.00	
2 WAREH STOR 0% - 0 Heated Area: 1488 HX Base Yr													
31 48 31 48 BAS													
1100 W US HIGHWAY 90 , LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2024 MLU													

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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

TOTAL OB/XF										3,500							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	1100	C	STORE 1FLR	0		*I	510.00	137.00	64,875.00	SF		1.00	1.00	0.80	8.50	6.80	441,150

Total Acres: 1.49 Total Land Value: 441,150 Market: 0 Agricultural: 0 Common: 441,150

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VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		20,289
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		441,150
TOTAL MARKET VALUE		464,939
SOH/AGL Deduction		0
ASSESSED VALUE		464,939
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		464,939
TOTAL JUST VALUE		464,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0826	DEMOLISH	0	09/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/1468	3/23/2005	WD	U	I	08	550,000

GRANTOR: HELENA S POWERS
GRANTEE: NORTH FLORIDA INVES

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S31 E48 N31\$.