

LOT 3 STONEGATE PARK S/D & EX AD
DESC ORB 1097-392.

STONEGATE PLAZA LLC
1779 N UNIVERSITY DRIVE SUITE
PEMBROKE PINES, FL 33024

2026

34-3S-16-02465-103



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										PAGE 1 of 3 1									
Exterior Wall 16 WD FR STUC 100										3800 04 7,320 82.1520 52.58 384,886 2006 2006 0 0 0 21.00 79.00										VALUATION BY STANDARD									
Roof Structur 09 RIDGE FRME 100										1 SHOP NBHD 0% - 2022 Heated Area: 7320 HX Base Yr										Tax Group: 1 Tax Dist:									
Roof Cover 04 BUILT-UP 100										61 120 120 61 BAS										BUILDING MARKET VALUE 760,699									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 102,896									
Interior Floo 03 CONC FINSH 100																				TOTAL LAND VALUE - MARKET 1,176,120									
Ceiling 01 FIN.SUSPD 100																				TOTAL MARKET VALUE 2,039,715									
Air Condition 06 ENG CENTRL 100																				SOH/AGL Deduction 0									
Heating Type 09 ENG F AIR 100																				ASSESSED VALUE 2,039,715									
Fixtures 10 100																				TOTAL EXEMPTION VALUE 0									
Frame 05 STEEL 100																				BASE TAXABLE VALUE 2,039,715									
Story Height 14 100																				TOTAL JUST VALUE 2,039,715									
RMS 5 100																				NCON VALUE 0									
Stories 1. 1. 100										INCOME VALUE																			
Units 5 100										PREVIOUS YEAR MKT VALUE 2,052,847																			
Condition Adj 03 03 100																													
Quality 05 05																													
DOR CODE 1600 COMMUNITY SHOPPING																													
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 34316.090 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 7,320 100 7,320 304,060																													
TOTALS 7,320 7,320 304,060																													
EXTRA FEATURES										161 SW STONEGATE TER, LAKE CITY																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0166 CONC, PAVMT 0 0 0 0 2,400.00 UT 2.25 2.25 100 2007 2007 3 100 5,400										04/09/2024 MLU																			
2 0260 PAVEMENT-A 0 0 0 0 28,606.00 UT 1.60 1.60 100 2007 2007 3 100 45,770																													
3 0263 PRCH, USP 0 0 0 0 708.00 UT 3.00 3.00 100 2007 2007 3 100 2,124																													
4 0166 CONC, PAVMT 0 0 0 0 2,057.00 UT 2.25 2.25 100 2006 2006 3 100 4,628																													
5 0260 PAVEMENT-A 0 0 0 0 27,884.00 UT 1.60 1.60 100 2006 2006 3 100 44,614																													
6 0166 CONC, PAVMT 0 0 20 6 120.00 UT 3.00 3.00 100 2023 2022 100 360																													
LAND DESCRIPTION										TOTAL OB/XF 102,896																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 0.00 0.00 117,612.00 SF 1.00 1.00 1.00 10.00 10.00 1,176,120																													
REVIEW DATE 06/14/2023 BY JB										Total Acres: 2.70 Total Land Value: 1,176,120 Market: 0 Agricultural: 0 Common: 1,176,120 PRINTED 11/17/2025 BY SYS																			

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