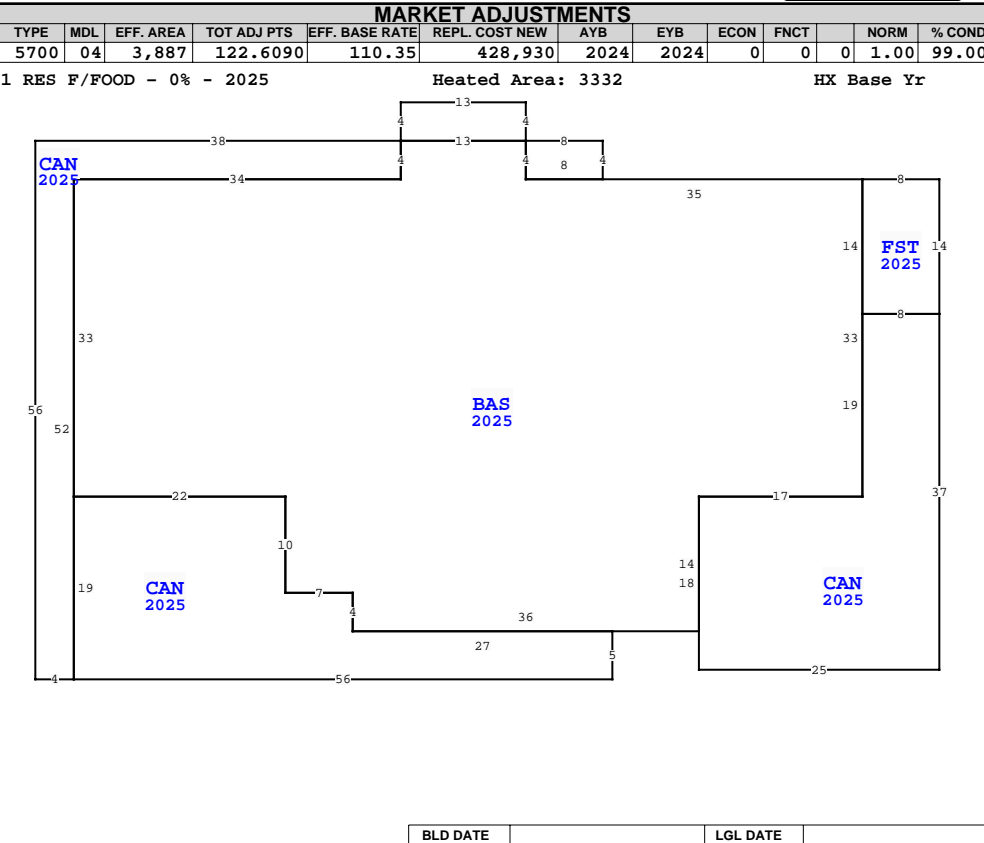




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	04	BUILT-UP	50		
Roof Cover	14	PREFIN MT	50		
Interior Wall	05	DRYWALL	80		
Interior Wall	06	CUST PANEL	20		
Interior Floor	03	CONC FINSH	100		
Interior Floor	00	N/A	0		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		8	100		
Frame	02	WOOD FRAME	100		
Story Height		18	100		
RMS		4	100		
Stories	1.	1.	100		
Units		N/A	100		
Condition Adj	03	03	100		
Quality	07	07			
DOR CODE	2100	RESTAURANT/CAFE			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	35316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,332	100	2025	3,332	364,009
CAN	444	30	2025	133	14,530
CAN	602	30	2025	181	19,773
CAN	616	30	2025	185	20,211
FST	112	50	2025	56	6,118
TOTALS	5,106			3,887	424,641



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		424,641	
TOTAL MARKET OB/XF VALUE		57,432	
TOTAL LAND VALUE - MARKET		695,220	
TOTAL MARKET VALUE		1,177,293	
SOH/AGL Deduction		22,247	
ASSESSED VALUE		1,155,046	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,155,046	
TOTAL JUST VALUE		1,177,293	
NCON VALUE		482,073	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		695,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046151	New Commercial Co	733,500	12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/2330	11/21/2022	WD Q	Q	V	01	775,000
GRANTOR: Z & S GATEWAY CROSSIN						
GRANTEE: NLA RC LAKE CITY, L						
1357/2345	3/29/2018	WD Q	Q	V	01	700,000
GRANTOR: GWC DEVELOPMENT PARTN						
GRANTEE: Z & S GATEWAY CROSS						

EXTRA FEATURES		228 NW CENTURION CT, 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
1	0253	LIGHTING	0	0	0	6.00	UT	1,500.00	1,500.00	100	2025	2024		100	9,000	
2	0164	CONC BIN	0	0	12	240.00	UT	14.00	14.00	100	2025	2024		100	3,360	
3	0260	PAVEMENT-A	0	0	0	21,456.00	UT	2.00	2.00	100	2025	2024		100	42,912	
4	0166	CONC, PAVMT	0	0	0	720.00	UT	3.00	3.00	100	2025	2024		100	2,160	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/08/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=0,3] E34 N4 E13 S4 E35 S33 W17 S14 W36 N4 W7 N10 W22 N33 \$	
CAN=[YR=2025;ORIG=56,50] S5 W56 N19 E22 S10 E7 S4 E27 \$	
CAN=[YR=2025;ORIG=65,54] N18 E17 N19 E8 S37 W25 \$	
FST=[YR=2025;ORIG=82,17] N14 E8 S14 W8 \$	
CAN=[YR=2025;ORIG=55,3] N4 W8 N4 W13 S4 W38 S56 E4 N52 E34 N4 E13 S4 E8 \$	

LAND DESCRIPTION		TOTAL OB/XF		57,432																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2100	C	RESTAURANT	0			0.00	0.00	46,348.00	SF		1.00	1.00	1.00	15.00	15.00	695,220							