SW1/4 OF SW1/4 S OF US-90 & W
OF I-75, EX 9.35 AC OFF W SIDE
& EX 1.41 AC & EX 5 AC & EX

NAVNISH CORPORATION
178 SW FL GATEWAY DR
LAKE CITY, FL 32024

2026

35-3S-16-02536-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

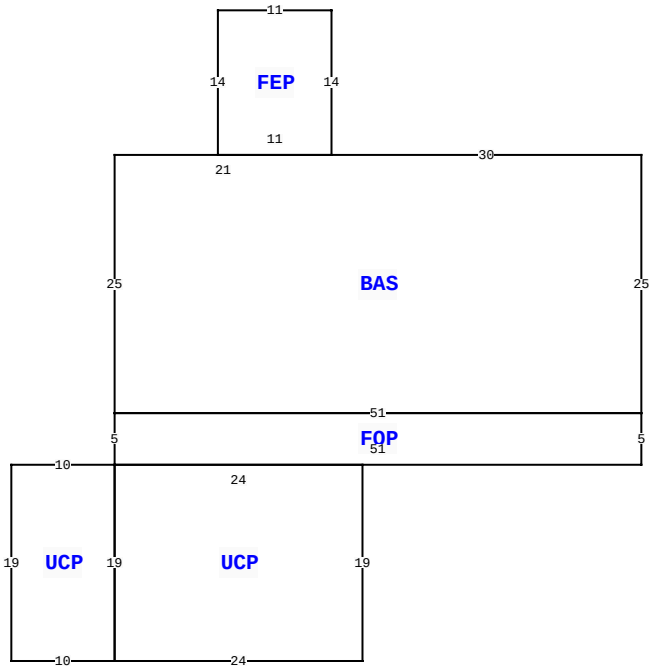
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	87,159
FEP	154	80		123	8,408
FOP	255	30		76	5,195
UCP	190	20		38	2,598
UCP	456	20		91	6,221
TOTALS	2,330			1,603	109,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,603	110.9760	124.29	199,237	1957	1980	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1275 HX Base Yr



276 SW FLORIDA GATEWAY DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	109,580
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	44,837
TOTAL MARKET VALUE	157,917
SOH/AGL Deduction	0
ASSESSED VALUE	157,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,917
TOTAL JUST VALUE	157,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,917

LAND:2:1: LOW WET SWAMP AREA NOT USABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FEP= N14 W11 S14 E11$ W21 S25 FOP= S5 UCP= W10 S19 E10 N19$ UCP= S19 E24 N19 W24$ E51 N5W51$ E51 N25$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0100	C	SFR	0			0.00	0.00	4.53	AC		1.00	1.00	0.90	11,000.00	9,900.00	44,837							

REVIEW DATE 07/12/2023 BY JB Total Acres: 4.53 Total Land Value: 44,837 Market: 0 Agricultural: 0 Common: 44,837 PRINTED 11/17/2025 BY SYS