

COMM INTERS OF W LINE OF SW1/4
& S R/W US-90, RUN E ALONG R/W
741.69 FT, RUN S 50 FT FOR

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

2026

35-3S-16-02543-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Ceiling	02 F.NOT SUS 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Fixtures	189 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	62 100
Stories	2. 100
Units	0 100
Condition Adj	03 03 100
Quality	03 03
DOR CODE	3900HOTELS/MOTELS
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	713	100		713	16,484
BAS	832	100		832	19,236
BAS	6,021	100		6,021	139,206
BAS	13,833	100		13,833	319,819
CAN	2,154	30		646	14,936
CAN	3,102	30		931	21,525
CAN	3,573	30		1,072	24,785
FST	276	60		166	3,838
FST	322	60		193	4,462
FST	714	60		428	9,895
TOTALS	31,540			24,835	574,185

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	20,000.00	20,000.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0270	POOL COMM	0	0	52	21	900.00	UT	85.00	85.00	
4	0253	LIGHTING	0	0	0	0	4.00	UT	500.00	500.00	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
6	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	
7	0166	CONC, PAVMT	0	0	0	0	68.00	UT	15.00	15.00	
8	0295	SPKLR SYS	0	0	0	0	12,872.00	UT	1.75	1.75	
9	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
10	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	3900	C	MOTEL	0		CHI	0.00	0.00	88,513.00	SF	1.00
2	9630	C	SWAMP	0		00	0.00	0.00	88,512.00	SF	1.00
3	1100	C	STORE 1FLR	0		CHI	0.00	0.00	44,257.00	SF	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4600	07	24,835	97.9659	57.80	1,435,463	1966	1966	10	0	0	50.00	40.00	
1 MOTEL 0% - 0 Heated Area: 21399 HX Base Yr													
178 SW FLORIDA GATEWAY DR, LAKE CITY													

178 SW FLORIDA GATEWAY DR, LAKE CITY				BLD DATE						LGL DATE		04/09/2024	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	20,000.00	20,000.00	70	0	0	3	70	14,000				
1.00	UT	0.00	0.00	100	0	0	3	100	500				
900.00	UT	85.00	85.00	100	1993	1993	3	40	30,600				
4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000				
1.00	UT	0.00	0.00	100	1993	1993	3	100	300				
1.00	UT	0.00	0.00	100	2014	2014	3	100	8,000				
68.00	UT	15.00	15.00	100	1993	1993	3	100	1,020				
12,872.00	UT	1.75	1.75	25	2014	2014	3	25	5,632				
1.00	UT	0.00	0.00	100	2017	2017	3	100	500				
1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500				

TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	3900	C	MOTEL	0		CHI	0.00	0.00	88,513.00	SF	1.00	1.00	1.00
2	9630	C	SWAMP	0		00	0.00	0.00	88,512.00	SF	1.00	1.00	0.40
3	1100	C	STORE 1FLR	0		CHI	0.00	0.00	44,257.00	SF	1.00	1.00	0.90

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		750,184	
TOTAL MARKET OB/XF VALUE		64,052	
TOTAL LAND VALUE - MARKET		1,500,302	
TOTAL MARKET VALUE		2,314,538	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,314,538	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,314,538	
TOTAL JUST VALUE		2,314,538	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,314,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-314	COMMERCIAL	0	06/13/2018
00000329	COMMERCIAL	142	11/10/1994

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

BUILDING NOTES							
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BUILDING DIMENSIONS							
CAN= W6 FST= S51 W14 N51 BAS= S40 W12 S11 W115 N11 W12S11 W114N11 W12 S11 W14 N51 E279\$ E14\$S51 W14 N11 W12 S11 W115 N11 W12 S11 W114 N11 W12 S11 W25 BAS= N26 W32 S26 E32\$W62 S34 E6 N28 E366 N57\$ CAN= N6 W310 S25 W62 S32 E30 N26 E32 S26 E11 N51 E299\$ PTR=N40 CAN= N6 FST= N23 W14 S23E14\$ W14 N11 W12 S11 W115 N11 W12 S11 W114 N11 W12 S11 W14 FST= W12BAS= W31 N23E31S23\$ N23E12S23\$BAS= N23E279S12W12 S11W115N11W12S11 W114N11W12S11 W14\$S6E293\$ S40\$.							

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