

COMM INTERS E LINE BROOKSIDE
S/D WITH N R/W US-90, RUN E'LY
ALONG R/W 886.24 FT FOR POB,

BAIAMONTE JOHN BAPTIST TRUSTEE
215 NW FIARWAY HILLS GLN #11
LAKE CITY, FL 32055

2026

35-3S-16-02585-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality	07 07
DOR CODE	2500
REPAIR SERVICE	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	35316.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100		1,270	52,184
CAN	192	30		58	2,383
SPA	2,299	85		1,954	80,289
SPA	3,103	85		2,638	108,394

TOTALS	6,864			5,920	243,250
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT - A	0	0	0	0	16,006.00	UT	1.10
2	0166	CONC, PAVMT	0	0	0	0	568.00	UT	2.00
3	0164	CONC BIN	0	0	12	23	276.00	UT	7.50
4	0260	PAVEMENT - A	0	0	0	0	4,625.00	UT	1.10
5	0166	CONC, PAVMT	0	0	0	0	481.00	UT	2.00
6	0164	CONC BIN	0	0	10	11	110.00	UT	12.00
7	0169	FENCE/WOOD	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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	38,250.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6600	04	5,920	121.5350	59.55	352,536	2001	2001	0	0	0	31.00	69.00	
1 VEH SALE/R 0% - 0 Heated Area: 5862 HX Base Yr													

2829 W US HIGHWAY 90 , LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/08/2024
	INC DATE		AG DATE	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	0260	PAVEMENT - A	0	0	0	0	16,006.00	UT	1.10	1.10	100	2001	2001	3	100	17,607	
2	0166	CONC, PAVMT	0	0	0	0	568.00	UT	2.00	2.00	100	2001	2001	3	100	1,136	
3	0164	CONC BIN	0	0	12	23	276.00	UT	7.50	7.50	100	2001	2001	3	100	2,070	
4	0260	PAVEMENT - A	0	0	0	0	4,625.00	UT	1.10	1.10	100	2001	2001	3	100	5,088	
5	0166	CONC, PAVMT	0	0	0	0	481.00	UT	2.00	2.00	100	2001	2001	3	100	962	
6	0164	CONC BIN	0	0	10	11	110.00	UT	12.00	12.00	100	2008	2008	3	100	1,320	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF										28,583							
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
1	2500	C	SRVC SHOPS	0		CG	0.00	0.00	38,250.00	SF		1.00	1.00	1.00	15.00	15.00	573,750

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		412,773	
TOTAL MARKET OB/XF VALUE		28,583	
TOTAL LAND VALUE - MARKET		573,750	
TOTAL MARKET VALUE		1,015,106	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,015,106	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,015,106	
TOTAL JUST VALUE		1,015,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,027,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2077	COMMERCIAL	746	04/27/2001
2068	COMMERCIAL	1,446	04/16/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1023/1827	7/30/2004	QC	Q	I	01	0	
GRANTOR: BAY MOUNTAIN LLC							
GRANTEE: JOHN BAPTIST BAIAMO							
1008/1396	2/25/2004	WD	U	I	09	1,555,700	
GRANTOR: 2001 LAKE CITY ASSOC							
GRANTEE: BAY MOUNTAIN LLC							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
SPA= W29 SPA= W19 S121 BAS= S18 E19 CAN= S3 E32 N35 W3 S32 W29\$ E29 N32 W29 S14 W19\$ E19 N14 N107\$ S107 E29 N107\$.																	

[illegible]