

CITY OF LAKE CITY (LEASE PROP)
LAND O'SUN MANAGEMENT CORP, 3715 NORTHWEST 97TH BLVD STE
GAINESVILLE, FL 32606

35-3S-17-07322-002

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 80

15CONC BLOCK 20

09RIDGE FRME 100

04BUILT-UP 100

05DRYWALL 100

15HARDTILE 100

01FIN.SUSPD 100

06ENG CENTRL 100

09ENG F AIR 100

7100

02WOOD FRAME 100

Story Height

RMS

Stories

Units

Quality

0606

DOR CODE

8901MUNICIPAL IMP- NON- EX

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

35317.001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,925

100

2,925

225,618

CAN

147

30

44

3,394

CDN

1,248

35

437

33,707

TOTALS

4,320

3,406

262,719

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

10260PAVEMENT-A005136018,360.00UT1.601.60602010201036017,626

20166CONC, PAVMT00686516.00UT2.002.001002010201031001,032

30164CONC BIN001216192.00UT11.0011.001002010201031002,112

LAND DESCRIPTION

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

11410C CONV STORE0000.000.0043,687.00SF1.001.001.501.001.5065,530

REVIEW DATE

02/23/2017

BY

BC

Total Acres:

1.00

Total Land Value:

65,530

Market:

0

Agricultural:

0

Common:

65,530

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

4300043,406118.212688.66301,976201020100013.0087.00

HEATED AREA: 2925

HX Base Yr

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE262,719

TOTAL MARKET OB/XF VALUE20,770

TOTAL LAND VALUE - MARKET65,530

TOTAL MARKET VALUE349,019

SOH/AGL Deduction0

ASSESSED VALUE349,019

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE349,019

TOTAL JUST VALUE349,019

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE341,399

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

1825COMMERCIAL1,24508/17/2010

025888REMODEL19006/05/2007

025526REMODEL70002/14/2007

025525REMODEL6002/14/2007

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S45 E8 CAN= S3 E49 N3 W49\$ E57 N45\$ PTR= N40 CDN= N24 W52 S24 E52\$ S40\$.

2 NBHD CONVE - 0% - 0

Heated Area: 2925

HX Base Yr

CDN

BAS

CDN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2022

MLU