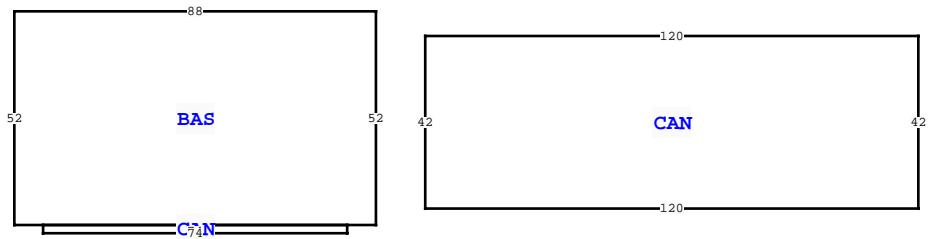




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	21 STONE 10
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	3 100
Stories	1. 1. 100
Condition Adj	03 03 100
Quality	07 07
DOR CODE	1126 CONV STORE/GAS
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	840317.00 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	4,576 100
CAN	148 30
CAN	5,040 30
TOTALS	9,764 6,132 558,521

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	6,132	123.5513	93.90	575,795	2021	2021	0	0	0	3.00	97.00	
1 NBHD CONVE 0% - 2022 Heated Area: 4576 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	558,521	
TOTAL MARKET OB/XF VALUE	90,328	
TOTAL LAND VALUE - MARKET	838,778	
TOTAL MARKET VALUE	1,487,627	
SOH/AGL Deduction	19,017	
ASSESSED VALUE	1,468,610	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,468,610	
TOTAL JUST VALUE	1,487,627	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,335,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0684	COMMERCIAL	10,589	09/15/2020
20-0463	DEMOLISH	55	09/01/2020
1122	ADDN SFR	50	12/17/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1615	1/23/2020	WD	Q	I	05	1,100,000
GRANTOR: BAYA US 90 LLC						
GRANTEE: CIRCLE K STORES INC						
1375/2350	12/12/2018	QC	U	I	11	0
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: BAYA US 90 LLC						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0260
3	0253
4	0118
5	0120
6	0164
7	0297

TOTAL OB/XF														90,328			
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	0166	CONC, PAVMT	0	0	0	0	16,868.00	UT	2.00	2.00	100	2022	2021		100	33,736	
2	0260	PAVEMENT-A	0	0	0	0	20,430.00	UT	1.60	1.60	100	2022	2021		100	32,688	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2022	2021		100	10,500	
4	0118	RET WALLS	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	
5	0120	CLFENCE 4	0	0	0	0	376.00	UT	5.50	5.50	100	2022	2021		100	2,068	
6	0164	CONC BIN	0	0	22	12	264.00	UT	11.00	11.00	100	2022	2021		100	2,904	
7	0297	SHED CONCR	0	0	22	12	264.00	UT	13.00	13.00	100	2022	2021		100	3,432	

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN=[ORIG=110,5] E120 S42 W120 N42 \$	
BAS=[ORIG=10,-1] E88 S52 W88 N52 \$	
CAN=[ORIG=17,51] E74 S2 W74 N2 \$	

LAND DESCRIPTION		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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1410	C	CONV STORE	0		CI	0.00	0.00	73,577.00	SF		1.00	1.00	1.20	9.50	11.40	838,778							