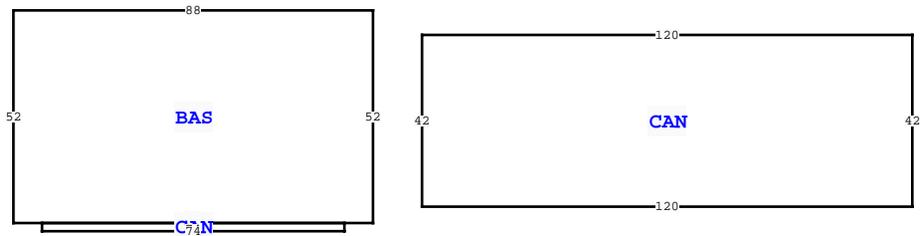




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	21	STONE	10
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	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
BAS	4,576	100	
CAN	148	30	
CAN	5,040	30	
TOTALS	9,764		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD CONVE	0%	- 2022									Heated Area: 4576 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		587,904	
TOTAL MARKET OB/XF VALUE		90,328	
TOTAL LAND VALUE - MARKET		750,485	
TOTAL MARKET VALUE		1,428,717	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,428,717	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,428,717	
TOTAL JUST VALUE		1,428,717	
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	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 0	0 0	16,868.00
2	0260	PAVEMENT-A	0 0	0 0	20,430.00
3	0253	LIGHTING	0 0	0 0	7.00
4	0118	RET WALLS	0 0	0 0	1.00
5	0120	CLFENCE 4	0 0	0 0	376.00
6	0164	CONC BIN	0 0	22 12	264.00
7	0297	SHED CONCR	0 0	22 12	264.00

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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2024	MLU

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																									
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	8.50	10.20	750,485								