C DIV: S1/2 BLOCK 6 EX R/W.
720-518, 910-2100, 945-2037, 945

GATEWAY BUSINESS SOLUTIONS, LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2027

00-00-00-12638-000

BUILDING CHARACTERISTICS

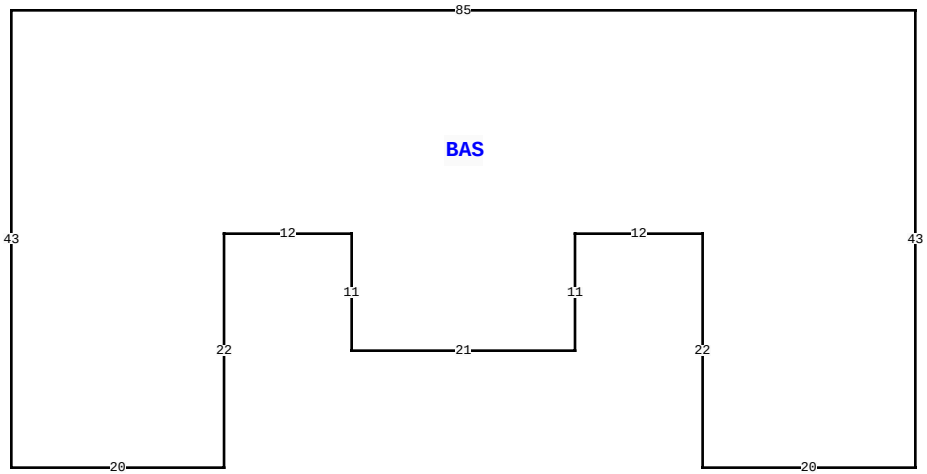
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,896	100		2,896	108,615
TOTALS	2,896			2,896	108,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,896	101.3584	75.01	217,229	1973	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 2896 HX Base Yr



291 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	108,614
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	86,625
TOTAL MARKET VALUE	201,539
SOH/AGL Deduction	0
ASSESSED VALUE	201,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,539
TOTAL JUST VALUE	201,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00787			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/986	3/22/2022	PR	U	I	19	300,000
GRANTOR: MENA MARY K						
GRANTEE: GATEWAY BUSINESS SO						
1335/0107	3/31/2017	WD	Q	I	01	199,000
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: CESAR E & MARY K ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W85 S43 E20 N22 E12 S11 E21 N11 E12 S22 E20 N43$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		*C-CBD	105.00	150.00	15,750.00	SF		1.00	1.00	1.00	5.50	5.50	86,625							

REVIEW DATE 12/13/2024 BY JS Total Acres: 0.36 Total Land Value: 86,625 Market: 0 Agricultural: 0 Common: 86,625 PRINTED 11/16/2026 BY SYS