S DIV: LOTS 1, 2, 3 & 4 BLOCK D
S/D EX RD R/W & EX ADD'L RD R/W.

GATEWAY PRESCRIPTION CENTER INC
780 SE BAYA DR
LAKE CITY, FL 32025

**2026**

**00-00-00-13637-000**

## BUILDING CHARACTERISTICS

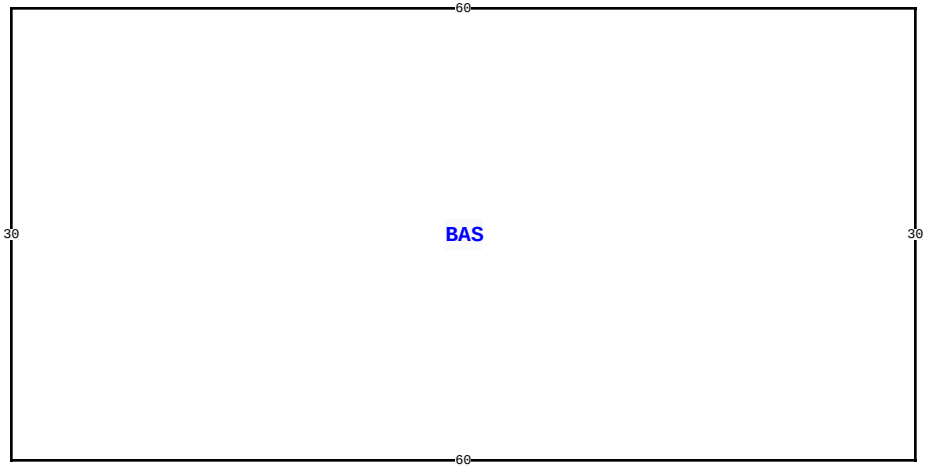
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 60,939 |
| TOTALS | 1,800 | | | 1,800 | 60,939 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 1,800 | 91.4970 | 67.71 | 121,878 | 1978 | 1978 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 2021 Heated Area: 1800 HX Base Yr




742 SE BAYA DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 60,939 |
| TOTAL MARKET OB/XF VALUE | 800 |
| TOTAL LAND VALUE - MARKET | 52,440 |
| TOTAL MARKET VALUE | 114,179 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 114,179 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,179 |
| TOTAL JUST VALUE | 114,179 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,412 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 220 | MAINT/ALTR | 50 | 06/10/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/2635 | 11/10/2020 | WD | U | I | 11 | 100 |
| GRANTOR: CARL ALLISON | | | | | | |
| GRANTEE: GATEWAY PRESECRIPTI | | | | | | |
| 1414/1998 | 7/07/2020 | WD | Q | I | 01 | 210,000 |
| GRANTOR: VANCE E & KENNETH L C | | | | | | |
| GRANTEE: CARL ALLISON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 800

| 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 | | *RO | 0.00 | 0.00 | 21,188.00 | SF | | 1.00 | 1.00 | 0.90 | 2.75 | 2.48 | 52,440 | | | | | | | |

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.49 Total Land Value: 52,440 Market: 0 Agricultural: 0 Common: 52,440 PRINTED 06/10/2026 BY SYS