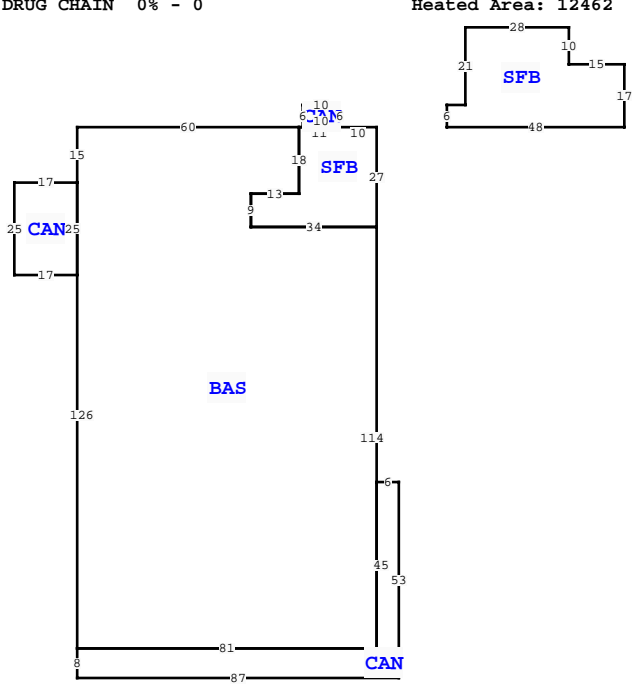




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		12	100
Frame	04	REIN CONC	100
Story Height		18	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	10,737	100	
CAN	60	30	
CAN	425	30	
CAN	966	30	
SFB	684	80	
SFB	1,041	80	
TOTALS	13,913		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3501	04	12,553	88.7504	88.75	1,114,079	1999	1999	0	0	35.00	65.00	
2 DRUG CHAIN 0% - 0 Heated Area: 12462 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			724,151
TOTAL MARKET OB/XF VALUE			48,040
TOTAL LAND VALUE - MARKET			647,200
TOTAL MARKET VALUE			1,419,391
SOH/AGL Deduction			0
ASSESSED VALUE			1,419,391
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,419,391
TOTAL JUST VALUE			1,419,391
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,363,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
547	REMODEL	563	03/06/2008
1603	COMMERCIAL	3,109	07/28/1999
1595	DEMOLISH	25	07/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1301	5/04/2015	WD	U	I	37	3,450,000
GRANTOR: 650 S 1ST ST LLC						
GRANTEE: GDP LAKE CITY, LLC						
0995/0711	9/19/2003	WD	Q	I	01	3,000,000
GRANTOR: 1998 LAKE CITY LLC						
GRANTEE: 650 S 1ST ST LLC						

EXTRA FEATURES		283 SW BAYA DR, LAKE CITY															
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	5,437.00	UT	2.00	2.00	100	1999	1999	3	100	10,874	
2	0164	CONC BIN	0	0	0	0	42.00	UT	7.50	7.50	100	1999	1999	3	100	315	
3	0253	LIGHTING	0	0	0	0	8.00	UT	1,000.00	1,000.00	100	1999	1999	3	100	8,000	
4	0260	PAVEMENT-A	0	0	0	0	26,228.00	UT	1.10	1.10	100	1999	1999	3	100	28,851	

LAND DESCRIPTION		TOTAL OB/XF 48,040																						
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	1100	C	STORE 1FLR	0		00	0.00	0.00	58,110.00	SF		1.00	1.00	1.35	8.25	11.14	647,200							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S15 CAN= W17 S25 E17 N25\$ S126 CAN= S8 E87 N53 W6 S45 W81\$ E81 N114 SFB= N27 W10 CAN= N6 W10 S6 E10\$ W11 S18 W13 S9 E34\$ W34 N9 E13 N18\$ PTR= E40 SFB= E48 N17 W15 N10 W28 S21 W5 S6\$ W40\$.	