

S DIV: BEG NW COR LOT 9 BAKER HE
 31.53 FT FOR POB, CONT E 276.39
 E 132.85 FT TO W R/W FIRST ST, S

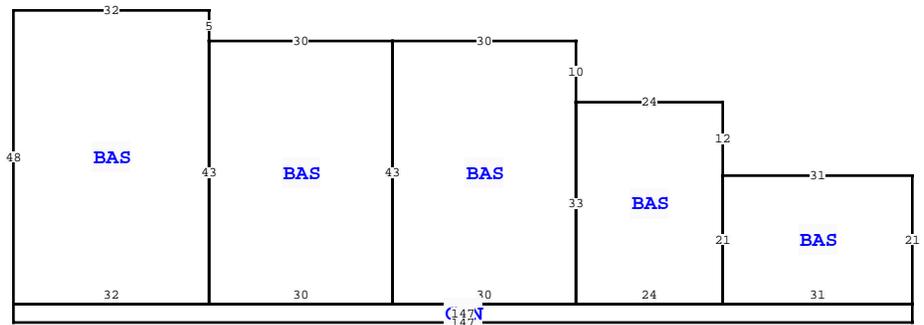
CORNERSTONE PARTNERS LIMITED
 426 SW COMMERCE DR STE 130
 LAKE CITY, FL 32025

2026

00-00-00-13893-000

| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 20 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 5 100 |
| Condition Adj | 03 | 03 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 3800 | 04 | 5,691 | 112.4679 | 75.35 | 428,817 | 2004 | 2004 | 0 | 0 | 25.00 | 75.00 | |
| 2 SHOP NBHD 0% - 0 Heated Area: 5559 HX Base Yr | | | | | | | | | | | | |



| Quality | 05 | 05 | | | |
|------------------|-------------------------|-------------|------|--------------|----------------------|
| DOR CODE | 1600 COMMUNITY SHOPPING | | | | |
| 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 | 651 | 100 | | 651 | 36,790 |
| BAS | 792 | 100 | | 792 | 44,758 |
| BAS | 1,290 | 100 | | 1,290 | 72,902 |
| BAS | 1,290 | 100 | | 1,290 | 72,902 |
| BAS | 1,536 | 100 | | 1,536 | 86,804 |
| CAN | 441 | 30 | | 132 | 7,460 |
| TOTALS | 6,000 | | | 5,691 | 321,613 |

363 SW BAYA DR, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|-----|-----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0260 | PAVEMENT-A | 0 | 0 | 60 | 180 | 10,800.00 | UT | 1.10 | 1.10 | 75 | 2004 | 2004 | 3 | 75 | 8,910 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1,020.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 2,040 | |

TOTAL OB/XF 10,950

| 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 | 1610 | C | SH CTR NHD | 0 | | 00 | 0.00 | 0.00 | 29,686.00 | SF | | 1.00 | 1.00 | 1.00 | 4.50 | 4.50 | 133,587 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 321,613 |
| TOTAL MARKET OB/XF VALUE | | | 10,950 |
| TOTAL LAND VALUE - MARKET | | | 133,587 |
| TOTAL MARKET VALUE | | | 466,150 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 466,150 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 466,150 |
| TOTAL JUST VALUE | | | 466,150 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 459,958 |

| PRCL:0:1: DOR 2008 IDS | | | |
|---------------------------------|-------------|-------|------------|
| PRMT:4:1: LITTLE CAESAR'S PIZZA | | | |
| PRMT:3:1: CAMPBELL STATION | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 14-112 | REMODEL | 75 | 03/27/2014 |
| 2377 | REMODEL | 75 | 10/24/2011 |
| 3055 | REMODEL | 112 | 09/29/2004 |
| 2939 | REMODEL | 75 | 05/12/2004 |
| 2856 | COMMERCIAL | 1,179 | 12/30/2003 |
| 1603 | COMMERCIAL | 3,109 | 07/28/1999 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1307/1021 | 1/05/2016 | WD | U | I | 30 | 2,835,000 |
| GRANTOR: WESTFIELD GROUP LLP | | | | | | |
| GRANTEE: CORNERSTONE PARTNER | | | | | | |
| 1002/1996 | 12/18/2003 | WD | Q | V | | 234,900 |
| GRANTOR: MOMEX FOODS INC | | | | | | |
| GRANTEE: WESTFIELD GROUP LLP | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS= W31 BAS= N12 W24 BAS= N10 W30 BAS= W30 BAS= N5 W32 S48 CAN= S3 E147 N3 W147\$ E32 N43\$ S43 E30 N43\$ S43 E30 N33\$ S33 E24 N21\$ S21 E31 N21\$. |