

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

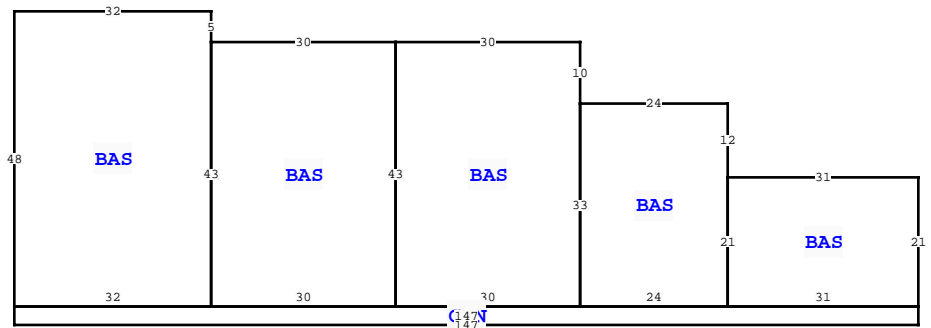
CORNERSTONE PARTNERS LIMITED  
 426 SW COMMERCE DR STE 130  
 LAKE CITY, FL 32025

**2026**

00-00-00-13893-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	73.10	416,012	2004	2004	0	0	25.00	75.00	
2 SHOP NBHD 0% - 0 Heated Area: 5559 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			312,009
TOTAL MARKET OB/XF VALUE			10,950
TOTAL LAND VALUE - MARKET			163,273
TOTAL MARKET VALUE			486,232
SOH/AGL Deduction			0
ASSESSED VALUE			486,232
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			486,232
TOTAL JUST VALUE			486,232
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			

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
BAS	651	100	
BAS	792	100	
BAS	1,290	100	
BAS	1,290	100	
BAS	1,536	100	
CAN	441	30	
TOTALS	6,000		

TOT ADJ AREA	SUBAREA MARKET VALUE
651	35,691
792	43,421
1,290	70,724
1,290	70,724
1,536	84,212
441	7,237
TOTALS	5,691 312,009

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	60	180	10,800.00	UT	1.10	1.10	75	2004
2	0166	CONC, PAVMT	0	0	0	0	1,020.00	UT	2.00	2.00	100	2004

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

BUILDING NOTES												
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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\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	5.50	5.50	163,273								