UNIT 104 BASCOM SQUARE SOUTH
RECORDED IN ORB 1170-1097
(DECLARATION OF CONDO).

CERVANTES PROPERTIES LLC
1140 SW BASCOM NORRIS DRIVE, SUITE 104
LAKE CITY, FL 32025

2026

01-4S-16-02700-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

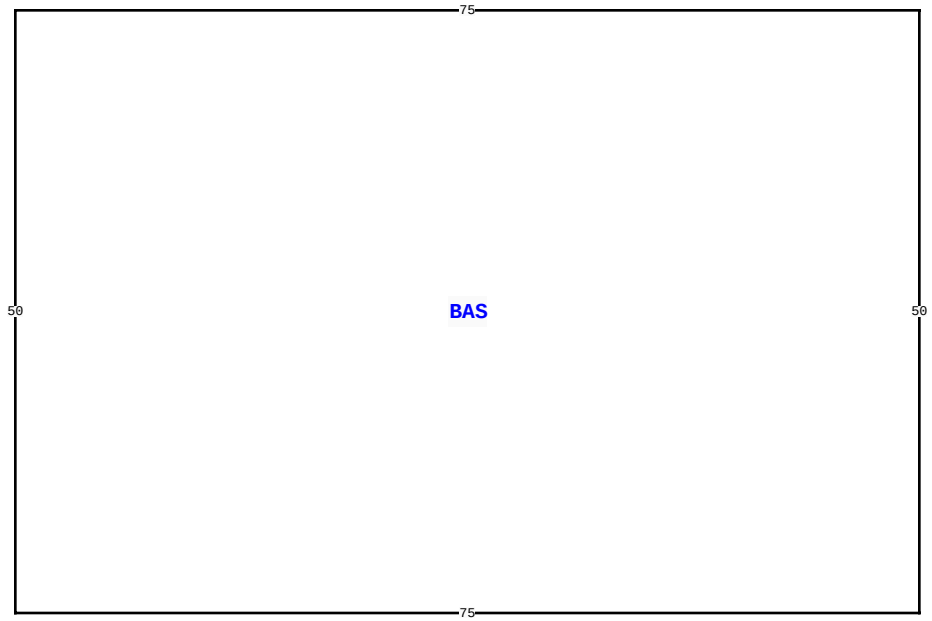
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	05	STEEL 100
Common Wall		40 100
Story Height		12 100
RMS		0 100
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	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100		3,750	301,473
TOTALS	3,750			3,750	301,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	3,750	107.7380	98.04	367,650	2008	2008	0	0	0	18.00	82.00

1 OFFC CONDO 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

1140 SW BASCOM NORRIS DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	301,473
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12
TOTAL MARKET VALUE	301,485
SOH/AGL Deduction	0
ASSESSED VALUE	301,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,485
TOTAL JUST VALUE	301,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1757	2/28/2011	WD	U	I	30	725,000

GRANTOR: BASCOM SQUARE LLC
GRANTEE: CERVANTES PROPERTIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S50 E75 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	12.00	12.00	12							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.00 Total Land Value: 12 Market: 0 Agricultural: 0 Common: 12 PRINTED 05/08/2026 BY SYS