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**

## BUILDING CHARACTERISTICS

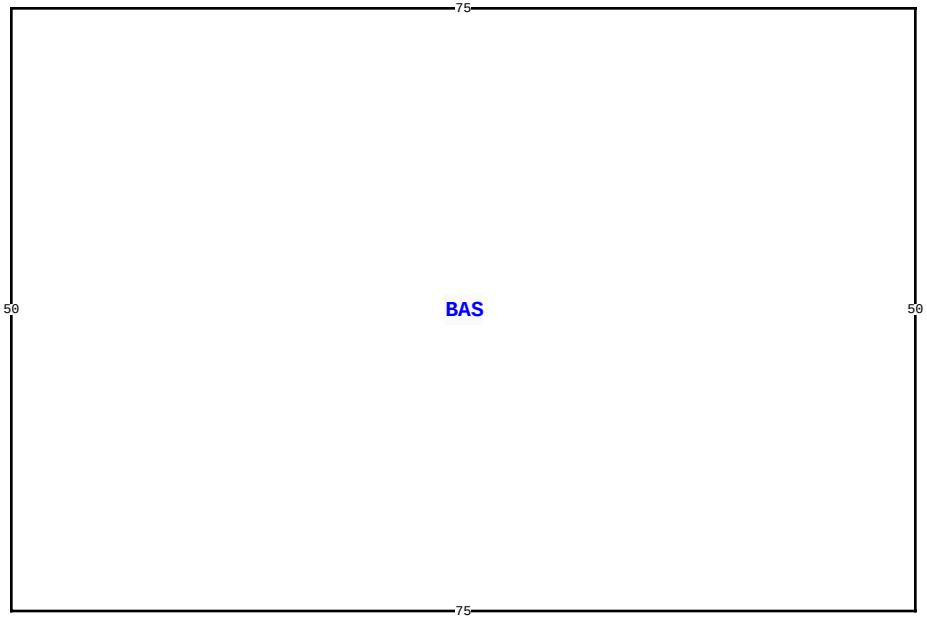
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 27 | PREFIN MTL 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 01 | FIN.SUSPD 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 | 294,862 |
| TOTALS | 3,750 | | | 3,750 | 294,862 |

## 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 | 95.89 | 359,588 | 2008 | 2008 | 0 | 0 | 0 | 18.00 | 82.00 |

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




1140 SW BASCOM NORRIS DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 294,862 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 13 |
| TOTAL MARKET VALUE | 294,875 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 294,875 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 294,875 |
| TOTAL JUST VALUE | 294,875 |
| 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

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 13.00 | 13.00 | 13 | | | | | | | |

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.00 Total Land Value: 13 Market: 0 Agricultural: 0 Common: 13 PRINTED 06/22/2026 BY SYS