

COMM AT SE COR LOT 1, GATEWAY
 CENTER SOUTH UNIT 1, RUN N 65
 DG E 60 FT TO W R/W I-75, SE

TLC PROPERTIES INC
 2065 NW 57TH ST
 OCALA, FL 34475

2026

02-4S-16-02713-999


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																					
																						STANDARD																																					
DOR CODE																				1000		VACANT COMMERCIAL																		Tax Group: 1		Tax Dist:																	
MAP NUM																						MKT AREA																		06																			
NEIGHBORHOOD/LOC																				2416.00		1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
EXTRA FEATURES										732 SW FLORIDA GATEWAY DR, LAKE CITY										BLD DATE		LGL DATE																																					
																				XF DATE		LAND DATE																																					
																				INC DATE		AG DATE																																					
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	1000	C	VACANT COMME	0			0.00	0.00	0.07	AC		1.00	1.00	1.40	31,500.00	44,100.00	3,087																																										
REVIEW DATE 08/25/2023 BY JB Total Acres: 0.07 Total Land Value: 3,087 Market: 0 Agricultural: 0 Common: 3,087 PRINTED 05/08/2026 BY SYS																																																											

VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,087
TOTAL MARKET VALUE		3,087
SOH/AGL Deduction		0
ASSESSED VALUE		3,087
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,087
TOTAL JUST VALUE		3,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3869	COMMERCIAL	200	08/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/2004	12/02/2011	WD	U	V	35	115,400
GRANTOR: UNITED OUTDOOR MEDIA						
GRANTEE: TLC PROPERTIES INC						
1088/1040	7/27/2006	WD	Q	V	03	77,000
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: UNITED OUTDOOR MEDI						

BUILDING NOTES

BUILDING DIMENSIONS