

LOT 8 & WEST 40 FT OF LOT 7 & PA
9, INTERSTATE COMMERCE CENTER S/
LOT 9 DESC AS FOLLOWS: BEG AT NW

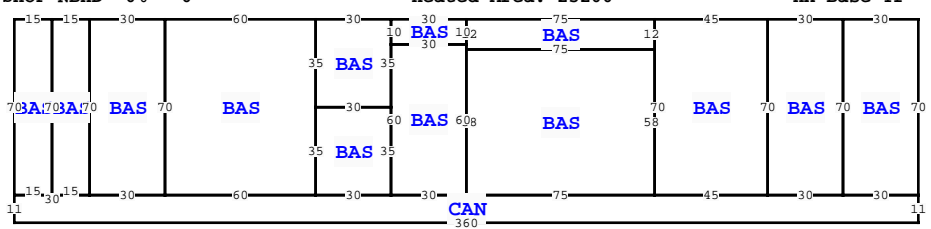
CORNERSTONE PARTNERS LIMITED
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

2026

02-4S-16-02714-011

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	03 CONC FINSH 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	35 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	30 100
Stories	1. 1. 100
Units	0 100
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		
1	SHOP NBHD	0%	0										



Quality		05 05			
DOR CODE		1600 COMMUNITY SHOPPING			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		2416.0100 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	6,494
BAS	900	100		900	19,483
BAS	1,050	100		1,050	22,730
BAS	1,050	100		1,050	22,730
BAS	1,050	100		1,050	22,730
BAS	1,050	100		1,050	22,730
BAS	1,800	100		1,800	38,966
BAS	2,100	100		2,100	45,461
BAS	2,100	100		2,100	45,461
BAS	2,100	100		2,100	45,461
TOTALS	29,160			26,388	571,248

** This building has 14 Sub-Areas

BLD DATE	LGL DATE	05/11/2026	MLU
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	0	0	1.00	UT	29,900.00	29,900.00	50	0	0	3	50	14,950	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	22,890.00	22,890.00	50	0	0	3	50	11,445	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	9,000	

484 SW COMMERCE DR, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		571,248	
TOTAL MARKET OB/XF VALUE		35,395	
TOTAL LAND VALUE - MARKET		838,594	
TOTAL MARKET VALUE		1,445,237	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,445,237	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,445,237	
TOTAL JUST VALUE		1,445,237	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,360,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-103	REMODEL	0	03/01/2018
154	REMODEL	313	04/20/2007
2576	REMODEL	319	02/03/2003
2526	REMODEL	150	11/26/2002
1589	REMODEL	10	07/13/1999
1589	REMODEL	10	07/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/1021	1/05/2016	WD U	U	I	30	2,835,000

GRANTOR: WESTFIELD GROUP LTD
GRANTEE: CORNERSTONE PARTNER
0799/2149 12/29/1994 WD U I 35 825,000
GRANTOR: PEOPLES SOUTHWEST REA
GRANTEE: WESTFIELD GROUP LTD

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS= N70 W30 S70 E30\$ CAN= W30 BAS= N70 W30 S70 E30\$ W30BAS= N70 W45 S70 E45\$ W45 BAS= N58 BAS= N12 W75 S12 E75\$ W75 S58 E75\$ W75 BAS= N60 BAS= N10 W30 S10 E30\$ W30 S60 E30\$ W30 BAS= N35 W30 S35E30\$ W30 BAS= N35 BAS= E30 N35 W30 S35\$ N35 W60 S70 E60\$ W60 BAS= N70 W30 S70 E30\$ W30 BAS= N70 W15 S70 E15\$ W30 BAS= E15 N70 W15 S70\$ S11 E360 N11\$.

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		CG	0.00	0.00	211,702.00	SF		1.00	1.00	0.36	11.00	3.96	838,340							
2	9601	C	RETENTION AR	0		CG	0.00	0.00	1.45	AC		1.00	1.00	1.00	175.00	175.00	254							