LOT 1 FLORIDA GATEWAY CENTER SOU
1.

COLUMBIA CYCLES INC
580 SW FLORIDA GATEWAY BLVD
LAKE CITY, FL 32024

2026

02-4S-16-02714-301

BUILDING CHARACTERISTICS

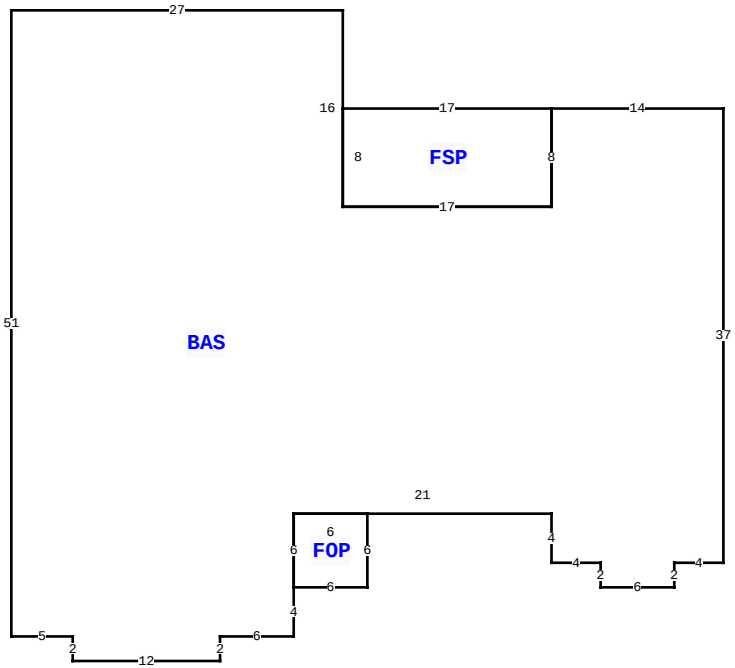
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 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	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100		2,316	116,084
FOP	36	30		11	551
FSP	136	40		54	2,707
TOTALS	2,488			2,381	119,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,381	101.0940	74.81	178,123	1993	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2026 Heated Area: 2316 HX Base Yr



618 SW FLORIDA GATEWAY DR, LAKE CITY

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

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
1	0166	CONC,PAVMT	0	0	0	0	4,054.00	UT	2.00	2.00	100	0	0	3	100	8,108	
2	0166	CONC,PAVMT	0	0	5	70	350.00	UT	2.00	2.00	100	2003	2003	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	289,248
TOTAL MARKET OB/XF VALUE	8,808
TOTAL LAND VALUE - MARKET	171,300
TOTAL MARKET VALUE	469,356
SOH/AGL Deduction	0
ASSESSED VALUE	469,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,356
TOTAL JUST VALUE	469,356
NCON VALUE	4,915
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047483	Roof Replacement	12,500	06/16/2023
14-0175	REMODEL	75	05/09/2014
0438	ADDN COMM	761	11/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/669	2/21/2025	WD	Q	I	01	545,000
GRANTOR: LUNDE BLAKE N II						
GRANTEE: COLUMBIA CYCLES INC						
1479/1116	11/15/2022	LE	U	I	14	100
GRANTOR: MYLES DEBORAH S						
GRANTEE: MYLES DEBORAH S (EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S8 W17 N16 W27 S51 E5 S2 E12 N2 E6 N4 N6 E21 S4 E4 S2 E6 N2 E4 N37 $
FSP=[ORIG=-14,0] W17 S8 E17 N8 $
FOP=[ORIG=-35,39] E6 N6 W6 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,808

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		CG	0.00	0.00	23,958.00	SF		1.00	1.00	0.65	11.00	7.15	171,300							

REVIEW DATE 07/17/2025 BY TP Total Acres: 0.55 Total Land Value: 171,300 Market: 0 Agricultural: 0 Common: 171,300 PRINTED 06/22/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY

MAP NUM | MKT AREA 06

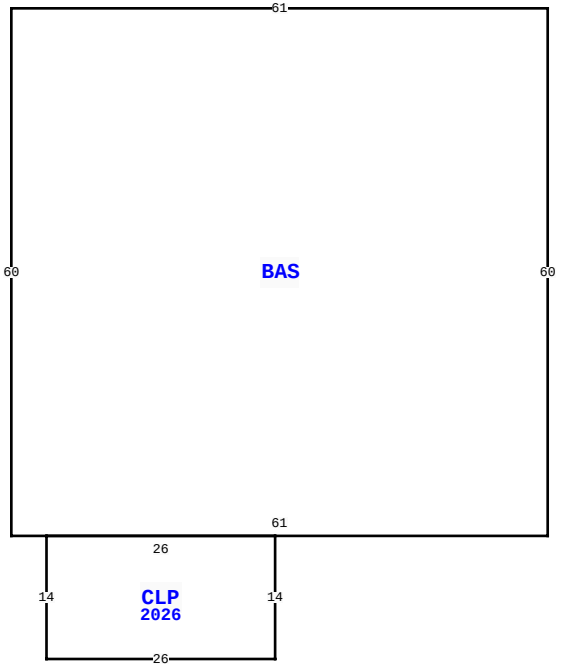
NEIGHBORHOOD/LOC 2416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,660	100		3,660	160,354
CLP	364	60	2026	218	9,551
TOTALS	4,024			3,878	169,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,878	140.6080	53.43	207,202	2008	2008	0	0	0	18.00	82.00

2 PREF M B A 0% - 2026 Heated Area: 3660 HX Base Yr



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1479/1116	11/15/2022	LE	U	I	14	100
GRANTOR: MYLES DEBORAH S						
GRANTEE: MYLES DEBORAH S (EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W61 S60 E61 N60 $
CLP=[YR=2026;ORIG=-31,74] W26 N14 E26 S14 $
.

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

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