LOTS 2 & 3 FLORIDA GATEWAY
CENTER SOUTH S/D UNIT 1.

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

2027

02-4S-16-02714-303

BUILDING CHARACTERISTICS

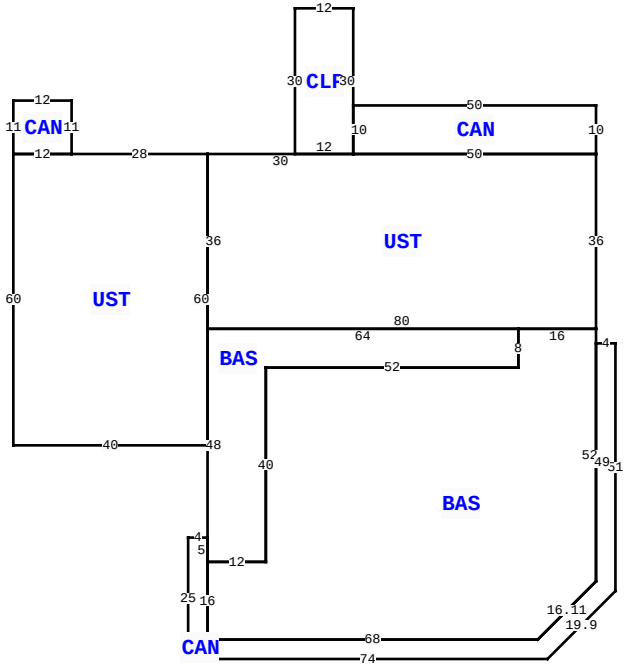
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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	992	100		992	47,578
BAS	4,056	100		4,056	194,534
CAN	132	30		40	1,918
CAN	500	30		150	7,195
CAN	654	30		196	9,401
CLP	360	60		216	10,360
UST	2,400	50		1,200	57,554
UST	2,880	50		1,440	69,065
TOTALS	11,974			8,290	397,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	06	8,290	141.8670	69.51	576,238	2001	2001	0	0	0	31.00	69.00

1 VEH SALE/R 0% - 0 Heated Area: 5048 HX Base Yr



580 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE	07/06/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	17,708.00	UT	1.50	1.50	80	2001	2001	3	80	21,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	397,604
TOTAL MARKET OB/XF VALUE	21,250
TOTAL LAND VALUE - MARKET	591,763
TOTAL MARKET VALUE	1,010,617
SOH/AGL Deduction	0
ASSESSED VALUE	1,010,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,010,617
TOTAL JUST VALUE	1,010,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,010,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3619	ADDN COMM	411	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/0168	4/01/2002	WD	Q	I		775,100

GRANTOR: CRAPPS/CHERRY I-75 L

GRANTEE: COLUMBIA CYCLES INC

BUILDING NOTES

BUILDING DIMENSIONS

UST= N36 CAN= N10 W50 S10 E50$ W50 CLP= N30 W12 S30 E12$ W30UST= W28 CAN= N11 W12 S11 E12$ W12 S60 E40 N60$ S36 E80$ BAS= W16 BAS= W64 S48 E12 N40 E52 N8$ S8 W52 S40 W12CAN= N5 W4 S25 E74 R14 U14 N51 W4 S49 D12 L12 W68 N16$ S16 E68 R12 U12 N52$.

LAND DESCRIPTION

TOTAL OB/XF 21,250

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	2700	C	AUTO SALES	0		CG	0.00	0.00	43,560.00	SF		1.00	1.00	0.65	11.00	7.15	311,454							
2	2700	C	AUTO SALES	0		CG	0.00	0.00	39,204.00	SF		1.00	1.00	0.65	11.00	7.15	280,309							

REVIEW DATE 03/06/2026 BY JB Total Acres: 1.90 Total Land Value: 591,763 Market: 0 Agricultural: 0 Common: 591,763 PRINTED 11/17/2026 BY SYS